

## NOTICE OF MEETING

# PLANNING SUB COMMITTEE

**Monday, 5th October, 2015, 7.00 pm - Civic Centre, High Road,  
Wood Green, N22 8LE**

MEMBERS: Councillors Peray Ahmet (Chair), Basu, David Beacham, John Bevan, Vincent Carroll (Vice-Chair), Clive Carter, Natan Doron, Toni Mallett, James Patterson, James Ryan and Elin Weston

Quorum: 3

### **1. FILMING AT MEETINGS**

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

### **2. APOLOGIES**

### **3. URGENT BUSINESS**

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 17 below.

**4. DECLARATIONS OF INTEREST**

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

**5. DEPUTATIONS/PETITIONS**

To consider receiving deputations and/or petitions in accordance with Part Four, Section B, Paragraph 29 of the Council's Constitution.

**6. MINUTES (PAGES 1 - 14)**

To confirm and sign the minutes of the Planning Sub Committee held on 7 September.

**7. CONNAUGHT HOUSE OMBUDSMAN DECISION (PAGES 15 - 26)**

**8. PLANNING APPLICATIONS**

In accordance with the Sub Committee's protocol for hearing representations; when the recommendation is to grant planning permission, two objectors may be given up to 6 minutes (divided between them) to make representations. Where the recommendation is to refuse planning permission, the applicant and supporters will be allowed to address the Committee. For items considered previously by the Committee and deferred, where the recommendation is to grant permission, one objector may be given up to 3 minutes to make representations.

**9. 5-9 CONNAUGHT HOUSE CONNAUGHT GARDENS N10 3LH (PAGES 27 - 64)**

Demolition of existing 5 terrace dwelling houses and their replacement with 6 terrace dwelling houses including associated landscaping and parking.

RECOMMENDATION: grant permission subject to conditions and subject to a s106 legal agreement.

- 10. BEACON LODGE, 35 EASTERN ROAD, LONDON N2 (PAGES 65 - 122)**  
Part demolition and part retention and extension of existing buildings and change of use from former residential institution use (Class C2) to residential (Class C3), comprising 3 x 4-bedroom 3-storey (plus basement) houses. Construction of 6 new maisonettes comprising 3 x 3-bedroom 2-storey (plus basement) apartments and 3 x 2-bedroom 2-storey apartments. Erection of 1 replacement dwelling comprising 4 bedrooms in a 2-storey (plus basement) house. Provision of associated car parking, open space and landscaping and tree work.

RECOMMENDATION: grant permission subject to conditions and subject to a s106 legal agreement.

- 11. ALEXANDRA COURT 122-124 HIGH ROAD N22 6HE (PAGES 123 - 156)**  
Change of use from B1 office use to C1 hotel use, including external refurbishment works and extension into the car park on the second, third and fourth floors.

RECOMMENDATION: grant permission subject to conditions and subject to a s106 legal agreement.

- 12. LAND TO REAR OF 131-151 BOUNDARY ROAD N22 6AR (PAGES 157 - 188)**  
Demolition of existing workshop/store and shed, construction of one detached, three bedroom, single storey dwelling with basement served by light wells, and 2no. semi-detached, two storey, three bedroom houses with basements served by light wells, and construction of two sets of entrance gates.

RECOMMENDATION: grant permission subject to conditions and subject to a s106 legal agreement.

- 13. 139 DEVONSHIRE HILL LANE N17 7NL (PAGES 189 - 218)**  
Demolition of existing detached house and erection of a new development comprising one 4 bedroom house, four 2 bedroom flats, and two 1 bedroom flats, with car parking, landscaping, and refuse and cycle stores.

RECOMMENDATION: grant permission subject to conditions.

- 14. HOLY TRINITY CHURCH OF ENGLAND PRIMARY SCHOOL SOMERSET ROAD N17 9EJ (PAGES 219 - 228)**  
Fencing off of a small parcel of land within the boundaries of Holy Trinity Primary School to enable the creation of a new pathway leading from Fairbanks Road to Monument Way leading onto the High Road.

RECOMMENDATION: grant permission subject to conditions.

- 15. UPDATE ON MAJOR PROPOSALS (PAGES 229 - 242)**  
To advise of major proposals in the pipeline including those awaiting the issue of the decision notice following a committee resolution and subsequent signature of the section 106 agreement; applications submitted and awaiting determination; and proposals being discussed at the pre-application stage.
- 16. APPLICATIONS DETERMINED UNDER DELEGATED POWERS (PAGES 243 - 276)**  
To advise the Planning Sub Committee of decisions on planning applications taken under delegated powers for the period from 24 August to 18 September 2015.
- 17. NEW ITEMS OF URGENT BUSINESS**  
To consider any items admitted at item 2 above.
- 18. DATE OF NEXT MEETING**  
29 October – pre-application briefing.

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Councillors: Peray Ahmet (Chair), Dhiren Basu, David Beacham, John Bevan, Vincent Carroll (Vice-Chair), Clive Carter, Natan Doron, Toni Mallett, James Patterson, Reg Rice and James Ryan

<b>MINUTE NO.</b>	<b>SUBJECT/DECISION</b>
<b>PC10.</b>	<p><b>FILMING AT MEETINGS</b></p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>• That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.</li> </ul>
<b>PC11.</b>	<p><b>APOLOGIES</b></p> <p>Apologies were received from Cllr Weston for whom Cllr Rice substituted.</p>
<b>PC12.</b>	<p><b>MINUTES</b></p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>• That the minutes of the Planning Committees held on 6 and 23 July be approved.</li> </ul> <p>Cllr Bevan clarified that his comments at the Spurs stadium pre application briefing on 23 July were meant to relate to winter balconies as opposed to green balconies.</p>
<b>PC13.</b>	<p><b>(LAND TO REAR OF 2-16 LAURADALE ROAD) 85 WOODSIDE AVENUE N10 3HF</b></p> <p>The Committee considered a report on the application to grant planning permission for the variation of condition 2 (accordance with approved plans) following consent of planning permission HGY/2014/0511 to revise the design of the houses. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.</p> <p>The planning officer gave a short presentation highlighting the key aspects of the report consisting of an amendment to an approved scheme.</p> <p>Cllr Newton addressed the Committee as a local ward councillor and raised the following points:</p> <ul style="list-style-type: none"> <li>• The design was boxy and intrusive and would result in overlooking to neighbouring properties.</li> <li>• The access way to the site was the primary access pathway used by Tetherdown School pupils. Increased vehicle movements due to the scheme would be dangerous for pedestrians, particularly unaccompanied children, concerns over which had been raised by the School.</li> </ul>

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The Committee were reminded by the legal officer that the merits of the original scheme could not be revisited under the current application for variation as the principles had been accepted in the granting of the original permission.

A number of objectors addressed the Committee and raised the following points:

- Concerns were raised over the obtrusive profile and visual massing of the new design, the flat roof 'boxy' appearance and the close proximity to neighbouring gardens and subsequent noise pollution.
- Details had not been provided on a replacement for the mooted wooden cladding
- The Planning Inspector's view at the last appeal on the first floor windows and balconies to the north and west elevations being unreasonable should be respected.
- The plans still contained first floor box glass windows which it had been stated were due for removal. It was requested that rear facing first floor windows be obscured for privacy.
- It was requested that clear boundaries to the rear of the scheme be established via survey and the 2m high fence be measured from the adjacent garden to take into account a slope on the site.
- Letters notifying of the Planning Committee meeting had been sent out during school holidays and had not been received by all respondents to the consultation which was undemocratic and a breach of procedure.
- The developers had purchased the neighbouring toilet block leading to concern over the future expansion of the scheme.
- The impact of the scheme on the safety of pedestrians, including pupils from three local schools, using the narrow, one car width, access path had not been fully considered.

Officers affirmed that the first floor box windows should have been removed from the plans and had been included within the report in error. It was also advised that notification letters for the Committee had been sent out inline with procedure including a copy posted to the School. Three representations had been received in response to the current application, two of which did not list an address to send a notification letter to. Officers apologised that the other respondent did not receive a letter.

A representative for the applicant and a supporter of the application addressed the Committee and raised the following points:

- The improved, high quality design would make a positive contribution to the local area inline with other contemporary schemes approved in the vicinity. Light and ventilation to the building would be improved.
- All windows at first floor level would be low level.
- The revised design was within the envelope of the approved scheme.
- Boundary treatment and fencing would be carefully planned to reduce overlooking.
- A basement impact assessment had been undertaken which identified no impact on surrounding land.
- Residential use was the safest option for the site in terms of risk to pedestrians using the access path

The Committee sought clarification as to whether the approval regarding the access path could be revisited on safety grounds, with objectors now stating it was

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used by three schools. The legal officer advised that neither the principle of the development or the access path could be revisited and that the applicant had a fallback position in being able to revert to the original application or s73 application and which was a material consideration that the Committee had to have regard to.

Cllr Carroll moved a motion that the Committee move on to vote on the substantive recommendation. The motion was not seconded and thereby fell.

In response to questions from the Committee, the applicant confirmed that green roofs would be installed and that proposed wooden cladding had been omitted in favour of a brick finish.

Progress with the adoption of an approved Council policy with regards to basements was questioned. Officers advised that a policy would be going out for consultation shortly. With regards to the application, the basement impact assessment submitted by the applicant had been assessed and approved by the Building Control team.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That planning application HGY/2015/0859 be approved subject to conditions.

Applicant's drawing No.(s) 1568.00.00 Rev B, 1568.01.01 Rev B, 1568.01.02 Rev B, 1568.01.03 Rev B, 1568.01.04 Rev B, 1568.01.05 Rev B, 1568.01.06 Rev B, 1568.01.07 Rev B, 1568.01.08 Rev B, 1568.01.09 Rev B

1. The development hereby authorised must be begun not later than the expiration of 11.06.2016, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 1568.00.00 Rev B, 1568.00.01 Rev B, 1568.00.02 Rev B, 1568.00.03 Rev B, 1568.00.04 Rev B, 1568.00.05 Rev B, 1568.00.06 Rev B, 1568.00.07 Rev B, 1568.00.08 Rev B, 1568.00.09 Rev B.  
Reason: To avoid doubt and in the interests of good planning.
3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall be implemented in accordance with the approved samples.  
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

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4. Notwithstanding the details of landscaping referred to in the application, a scheme for hard and soft the landscaping and treatment of the surroundings of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. Any planting details approved shall be carried out and implemented in accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the local planning authority.  
Reason: In order for the Local Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.
5. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.  
Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.
6. No development shall commence until details of a scheme for the green roofs for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.  
Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.
7. No development shall take place until a final scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.  
Reason: In order to protect the amenities of the locality and to comply with Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17'Waste Capacity' of The London Plan.
8. Prior to the commencement of development on the site, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following:
  - a. Programme of works with specific information on the timing of deliveries to the site (in specific to show the routeing of traffic around the immediate road network and to ensure that freight and waste deliveries are timed to avoid



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the peak traffic hours and pupil arrival/departure times between 08:30am-09:15am and 02:45pm-03:30pm);

- b. Size of vehicles accessing the site/ lane (in specific a Steward will be required to oversee vehicles over 10 tonnes entering and leaving the site);
- c. Hours of operation;
- d. Storage of plant and materials on site;
- e. Boundary hoarding;
- f. Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- g. Method of prevention of mud being carried onto the highway.

Only the approved details shall be implemented and used during the construction period.

Reasons: To ensure there are no adverse impacts on the amenity of neighbouring properties and to safeguard pedestrian safety consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2015, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

9. No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved in writing by the local planning authority, with reference to the London Code of Construction Practice. Proof of registration that the site or Contractor Company is registered with the Considerate Constructors Scheme must be sent to the local planning authority prior to any works being carried out on the site.

Reason: In order to ensure that the effects of the construction upon air quality is minimised Sustainable construction

10. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order), the dwellings hereby permitted shall not be extended, nor shall any building, structure or enclosure (other than those approved as part of this permission, including the discharge of conditions) be erected within the curtilage of the dwellings.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

11. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

12. The works required in connection with the protection of trees on the site shall be carried out only under the supervision of the Council's Arboriculturalist. Such works to be completed to the satisfaction of the Arboriculturalist acting on behalf of the Local Planning Authority.

Reason: In order to ensure appropriate protective measures are implemented to satisfactory standards prior to the commencement of works in order to safeguard the existing trees on the site.

13. The dwelling hereby approved shall use best endeavours to achieve Level 4 of

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the Code for Sustainable Homes (or the equivalent replacement standard). No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 (or the equivalent replacement standard) has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2015 and Policies SP0 and SP4 the Haringey Local Plan 2015.

**INFORMATIVE - Commercial Environmental health**

Prior to demolition existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

**INFORMATIVE - Naming**

The new development will require naming. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address

**INFORMATIVE - Waste**

The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site in order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance

**INFORMATIVE : Community Infrastructure Levy**

The applicant is advised that the proposed development will be liable for the Mayor of London's CIL and Haringey CIL. Based on the Mayor's CIL charging schedule and Haringey's charging schedule and the information given on the plans, the charge will be will be £19,635 (561 sq.m x £35) for Mayoral CIL and the Haringey CIL charge will be £12,190 (46 sqm x £265). This will be collected by Haringey

**INFORMATIVE:** The applicant shall ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required

**PC14. MUSWELL HILL POLICE STATION 115 FORTIS GREEN N2 9HW**

The Committee considered a report on the application to grant planning permission for the proposed conversion of the former Police Station to 9 no. residential units. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions and a s106 legal agreement.

The planning officer gave a short presentation highlighting the key aspects of the report. The application remained unchanged from that submitted to Planning Committee on 25 March 2015 and which was refused on the grounds of lack of on-

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street parking provision inline with the concerns expressed by the Council's transport team. The applicant had subsequently provided additional data to the transport team regarding parking and the impact on the highway network. The transport team had now withdrawn their objection to the scheme subject to the securing of a package of mitigation measures under the s106 agreement as set out within the report.

Cllrs Berryman and Newton addressed the Committee, Cllr Berryman on behalf of a local resident who was unable to attend the meeting. The following objections were raised:

- The scheme would exacerbate existing parking problems in the vicinity and as such be detrimental to the amenity of local residents.
- The average parking impact generated by the Police Station had been low.
- Nearby streets were generally fully parked despite the building being currently empty.
- The applicant's transport survey was flawed and incorrect including underestimating projections of additional vehicles.
- The proposed affordable housing contribution was derisory.
- The travel plan was voluntary in nature and not capable of being enforced.
- Car capping restrictions would not work with a CPZ not currently in place. Formal consultation on the implementation of a CPZ in the area had yet to be undertaken. Should a CPZ be implemented in the future, restrictions should be placed on the number of permits issued for the scheme.
- Using the busier Hornsey Police Station for reference when attempting to assess historic parking demand associated with Muswell Hill Police Station was unfair.

A representative for the applicant addressed the Committee and outlined the key benefits of the scheme in sensitively bringing a Listed Building back into use and providing new housing. Since the previous refusal, further parking survey work had been carried out and the Council's transport team were now satisfied that the scheme would have nil detrimental impact on parking in the area.

The Council's transport officer further clarified that the previous objection had now been withdrawn on consideration of additional information provided by the Police regarding previous on-street parking demand from the Police Station plus additional parking survey information. Based on this data, it could not be demonstrated that a residential scheme would have a severe impact on on-street parking in the area, irrespective of whether or not a CPZ was instated in the future. Officers were satisfied that the parking surveys undertaken were robust.

The Committee raised concern that the site had been divided into two lots for sale covered by two separate planning applications and the subsequent cumulative impact on parking in the area. Officers provided assurance that the transport team would assess the schemes on a cumulative parking impact basis although the Committee would determine the applications separately. The officer position was that there was sufficient on-street parking capacity in the area for both schemes.

Concern was raised over the robustness of the use of historic data to establish the parking demand associated with the Police Station. Officers advised that the use of historical data in association with current census data was a standard industry approach in assessing demand.

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Clarification was sought on the basis for the calculation of the affordable housing contribution on additional floorspace generated and not all floorspace being that the building was not currently residential. Officers identified that this was inline with current Council policy but that consideration would be given to reviewing this position in the future.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That planning application HGY/2015/1576 be approved subject to conditions and subject to a s106 legal agreement.

Applicant's drawing No.(s) 1309\_01, 1309\_02, 1309\_05, 1309\_06, 1309\_07, 1309\_08, 1309\_09, 1309\_10, 1309\_11, 1309\_12, 1309\_13, 1309\_15, 1309\_16, 1309\_20, 1309\_21, 1309\_22, 1309\_23C, 309\_24B, 1309\_25B, 1309\_26C, 1309\_27B, 1309\_28B, 1309\_29B, 1309\_30B & 1309\_31A.

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in accordance with the plans (1309\_01, 1309\_02, 1309\_05, 1309\_06, 1309\_07, 1309\_08, 1309\_09, 1309\_10, 1309\_11, 1309\_12, 1309\_13, 1309\_15, 1309\_16, 1309\_20, 1309\_21, 1309\_22, 1309\_23C, 309\_24B, 1309\_25B, 1309\_26C, 1309\_27B, 1309\_28B, 1309\_29B, 1309\_30B & 1309\_31A) and specifications submitted to, and approved in writing by the Local Planning Authority.  
Reason: In order to avoid doubt and in the interests of good planning.
3. No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purpose of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.  
Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.
4. All new external works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture, including mortar.  
Reason: To safeguard the historic fabric and the architectural character and appearance of the building.
5. Any hidden historic features (internal or external) which are revealed during the course of the works shall be retained in situ, work suspended in the

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relevant area of the building with the Local Planning Authority notified immediately. Thereafter where considered necessary provision shall be made for the retention and/or proper recording, as required by the Local Planning Authority.

Reason: To safeguard the historic fabric and the architectural character and appearance of the building.

6. The development hereby permitted shall not commenced until a drawing at a scale of 1:5 is submitted to and approved by the Local Planning Authority showing details of proposed new windows, doors, rooflights along with cills and lentils.

Reason: To safeguard the historic fabric and the architectural character and appearance of the building.

7. Notwithstanding the provision of Article 3, Schedule 2, Part 1, Class H of the Town and Country Planning General Permitted Development Order 2015 [or any Order revoking or re-enacting that Order], no satellite antenna shall be erected or installed on any building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: To safeguard the historic fabric and the architectural character and appearance of the building.

8. No occupation of the flats hereby approved shall be occupied until details for the cycle facilities (17 spaces) have been submitted approved by the Local Planning Authority and thereafter provided in accordance with such detail.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the London Plan.

9. No development shall take place until details of a scheme for installing external lighting within the site, including night-time security lighting and its means of actuation, light spread and average illuminance, have be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved details.

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

10. Prior to the commencement of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing out Crime Officers, the development shall be carried out in accordance with the agreed details.

Reason: In the interest of creating safer and sustainable communities.

11. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in

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writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) the parking of vehicles of site operatives and visitors; ii) loading and unloading of plant and materials; iii) storage of plant and materials used in constructing the development; iv) the erection and maintenance of any security hoarding including decorative displays and facilities for public viewing, where appropriate; v) wheel washing facilities; vi) measures to control the emission of dust and dirt during construction.

Reason: To safeguard pedestrians, reduce congestion and mitigate any obstruction to the flow of traffic on the local Highways network.

**INFORMATIVE:**

The applicant is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the Mayor's CIL and the information given on the plans charge will be £8,820.00 (252 sq.m X £35) and Haringey CIL charge will be £66,780.00 (252 sqm x £265). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

**INFORMATIVE: Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:- 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

**INFORMATIVE: Party Wall Act**

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

**INFORMATIVE:**

The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

**INFORMATIVE:**

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

**INFORMATIVE:**

Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically

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result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality). Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

**PC15. CAMPSBOURNE INFANT SCHOOL, NIGHTINGALE LANE N8 7AF**

The Committee considered a report on the application to grant planning permission for the erection of a 49sqm detached, timber framed, flat roofed outdoor classroom building for D1 educational use. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. Confirmation was provided that the new structure would be located on an area of existing hardstanding.

[Cllr Doron was outside the room for the start of the officer introduction and as such did not take part in the determination of this application].

The Committee reiterated ongoing concern over the lack of attendance of a representative for the Council in capacity as applicant when the Committee were determining Haringey Council school applications. Officers agreed to write to the education team on this basis to outline the Committee's position and to seek to secure future attendance.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That planning application HGY/2015/2074 be approved subject to conditions.
1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.  
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
  2. The development hereby authorised shall be carried out in accordance with the plans (10 - 20 incl) and specifications submitted to, and approved in writing by the Local Planning Authority.  
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity

**PC16. STROUD GREEN PRIMARY SCHOOL WOODSTOCK ROAD N4 3EX**

The Committee considered a report on the application to grant planning permission

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for improvement works to the Junior School playground including a reduction in the size of ball court, erection of new goal ends and resurfacing, replacement of trim trail with climbing frame, creation of a rain garden, bug walk and seating decks. The report set out details of the proposal, the site and surroundings, planning history, relevant planning policy, consultation and responses, analysis, equalities and human rights implications and recommended to grant permission subject to conditions.

The planning officer gave a short presentation highlighting the key aspects of the report. Clarification was provided that the new fencing to the ball courts would be grey and green and had been selected within regards to the context of the Listed Building and conservation area.

The Chair moved the recommendation of the report and it was

**RESOLVED**

- That planning application HGY2015/2085 be approved subject to conditions.

Applicant's drawing No.(s) MO25/L01

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans (Drawing MO25/L01) as approved in writing by the Local Planning Authority.

Reason: In order to ensure the development is carried out in accordance with the approved details and to safeguard the architectural character and appearance of this Listed Building.

**PC17. UPDATE ON MAJOR PROPOSALS**

The Committee considered an update on major planning proposals in the pipeline and raised the following questions:

**270-274 West Green Road**

Officers updated that this application had now been refused on the basis of the absence of an affordable housing contribution.

**Lee Valley technopark**

Confirmation was provided that part of the scheme would extend through the Ashley Road depot site.

**Hale Village Tower**

A revised proposal had been put forward for the tower to be designated residential instead of a hotel. A variation would be required to the s106 agreement and recalculation of the affordable housing contribution. The proposal would come before the Committee at pre application stage.



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	<p><b>St Lukes</b> An application had been submitted to remove the age related limitation for the co-housing units, a small element of the scheme.</p> <p><b>2 Canning Crescent</b> Concerns were raised over the potential loss of employment land. Officers noted these concerns and agreed to circulate to the Committee details of how much employment land would be reprovided.</p> <p><b>GLS depot</b> This was the original application for the Hale Village site and which was still under construction.</p> <p><b>Dyne House, Highgate School</b> Officers agreed to seek an update on progress with this application from the planning policy team for circulation to the Committee.</p>
<p><b>PC18.</b></p>	<p><b>APPLICATIONS DETERMINED UNDER DELEGATED POWERS</b></p> <p>The Committee considered an update report on applications determined under delegated powers between 20 June and 23 August 2015.</p> <p><b>RESOLVED</b></p> <ul style="list-style-type: none"> <li>• That the report be noted.</li> </ul>
<p><b>PC19.</b></p>	<p><b>DATE OF NEXT MEETING</b></p> <p>5 October. A workshop session for all Councillors would be held prior to the start of the Committee meeting to feed into the review of the planning protocol implemented in June 2014.</p>

COUNCILLOR AHMET

Chair

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**Report for:** Planning Sub-Committee 5 October 2015

**Item number:**

**Title:** Connaught House Ombudsman Decision

**Report authorised by :** Stephen Kelly, AD Planning

**Lead Officer:** Emma Williamson 020 489 5507  
emma.williamson@haringey.gov.uk

**Ward(s) affected:** N/A

**Report for Key/  
Non Key Decision:** Report for Noting

### 1. Describe the issue under consideration

The receipt and consideration of an Ombudsman's report into a complaint made and the Planning Officers' response thereto.

### 2. Recommendations

Planning Sub-Committee is recommended to:

Note the Ombudsman's report;

Note the Planning Officers' apology to the Complainant;

Note that the Planning Officers will write to the Complainant in this regard; and

Accept the Planning Officers' apology to the Sub-Committee.

### 3. Reasons for decision

The decision of the Ombudsman is accepted and a requirement of the decision was for the matter to be reported to the Planning Sub-Committee.

### 4. Alternative options considered

Rejecting the Ombudsman's decision. This option is for obvious reasons not pursued.

### 5. Background information

On 11 July 2015 a planning application was submitted for:

*Refurbishment and reconfiguration of existing building including the erection of extensions to the south and west elevations; erection of a one storey roof*

*extension across the top of the existing building; provision of eight additional flats; and alterations to existing parking area.*

The formal consultation on the application ended on 15 August 2015.

The application was reported to the planning committee for determination on 7 October 2014. The recommendation to the planning committee was that the application be approved, subject to conditions.

On 3<sup>rd</sup> October 2014 the planning committee undertook a site visit to view the property. On 7<sup>th</sup> October 2014 the application was considered by the planning committee. In accordance with the planning protocol, verbal submissions were made by 2 parties opposing the development.

A resolution to grant planning permission was passed at Planning Committee on 7 October 2014. The planning permission was issued on 31 October 2015.

## **6. Corporate Complaint**

Following the grant of planning permission, the Council received a complaint from a local resident concerning the way in which the officer's report had been prepared. In disagreeing with the recommendation prepared by officers, the complainant made specific reference, amongst other matters, to the applicant's incorrect assessment of the density of development contained within their application and the failure of the Planning service to respond to the matter or address this specific matter in the report to the Planning Committee.

The Council's response to the complaint was that:

The matter of the density matrix (and hence the calculation of development density) was not the most effective or primary determinant of the acceptability of the proposals in this case – which were to extend an existing property.

That the assessment of the merits of the proposals was undertaken by specific reference to site circumstances and the careful consideration of the merits of the scheme.

That the failure to correct the applicant's incorrect statement around the density of the development did not amount to a serious oversight and did not impact upon the recommendation.

That members of the planning committee undertook a site visit prior to the decision being taken and were able to assess the merits of the proposals for themselves.

## **7. Complaint to LGO**

The complainant was not satisfied with the Council's explanation provided through the corporate complaint process and submitted their complaint to the Local Government Ombudsman. The complaint comprised the following elements:

- the Council failed to ask the applicant for enough information (such as photo montages & 3D images) to enable an informed decision about the impact the proposal would have on surrounding properties;
- the Council overlooked the fact that the applicant's density assessment incorrectly took account of an adjoining site;
- the transport and parking assessments were flawed;
- Committee members were not given enough information about separation distances between the proposed and existing properties; and
- Council policies were ignored.

Following an investigation of the above including a telephone conversation with the Head of Development Management and a review of all documentation the Ombudsman concluded that in respect of points 1, 3, 4 and 5, the Council was not at fault.

In respect of point 2, the Ombudsman concluded that:

*"The Council was at fault for failing to tell Members of its Planning Committee that a planning application, for which it was recommending approval, was contrary to the Local Development Plan, although officers considered there were reasons to make an exception. It was also at fault for trying to justify its mistake by suggesting, because there was already a building on the site, the policy did not apply. The Council should write to apologise to the complainant and it should formally apologise to Members of its Planning Committee for not having drawn all the material information to their notice. It should do this in public at the beginning of the next available planning meeting and the complainant should be invited to witness this apology."*

The Ombudsman made the decision on 28 August 2015 which was communicated to the Planning Service on 4 September 2015.

### **8. Officers' response**

The Council and the Local Planning Authority takes seriously its obligations to provide a clear and comprehensive report to members on all planning matters. It recognises the important role that reports play in demonstrating the rigour that is applied to applications and in facilitating and building trust and dialogue with members and the community at large. In this case, the Ombudsman has concluded that the report to the planning Committee of the Local Planning Authority insofar as it did not engage with

the representations and policy surrounding the London Plan Density matrix was incomplete, and that this failure led to injustice to the complainant.

In recognising and accepting the Ombudsman's conclusions, officers have committed to review the way in which the planning officer reports reflect London Plan density Matrix in all relevant cases. Officers also deeply regret the effect that the omission from the report of the density matrix information, or any discussion on this matter, has had on perceptions by our community of the integrity of the assessment process that was carried out in this case. Whilst the Ombudsman was satisfied that the outcome of any assessment would have been the same they have determined that officers should apologise to the Complainant, and to the Committee for this oversight in the report.

Given the high standards that the service is seeking to achieve and the findings of the Ombudsman in respect of point 2 above, this report seeks to recognise and **apologise** to both members and the complainant for the fault found by the Ombudsman's investigation. The service has reflected upon the investigation and sought to identify lessons learnt. The service remains committed to the highest possible standards of reporting and acknowledges that the Ombudsman's finding in this case was that this was not reached.

## **9. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)**

The Assistant Director of Corporate Guidance has been consulted on the preparation of this report and has no further comment to make.

## **10. Use of Appendices**

Appendix A: Ombudsman decision dated 28 August 2015.

## **11. Local Government (Access to Information) Act 1985**

The following documents have been used in the preparation of this report:  
Ombudsman decision dated 28 August 2015.

28 August 2015

**Complaint reference:**  
14 018 133

**Complaint against:**  
London Borough of Haringey

### **The Ombudsman's final decision**

Summary: The Council was at fault for failing to tell Members of its Planning Committee that a planning application, for which it was recommending approval, was contrary to the Local Development Plan, although officers considered there were reasons to make an exception. It was also at fault for trying to justify its mistake by suggesting, because there was already a building on the site, the policy did not apply. The Council should write to apologise to the complainant and it should formally apologise to Members of its Planning Committee for not having drawn all the material information to their notice. It should do this in public at the beginning of the next available planning meeting and the complainant should be invited to witness this apology.

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### **The complaint**

1. Mr B complains about the Council's decision to allow extension of a neighbouring block of flats from 18 to 26 units of accommodation. In particular Mr B says:
  - the Council failed to ask the applicant for enough information (such as photo montages & 3D images) to enable an informed decision about the impact the proposal would have on surrounding properties;
  - the Council overlooked the fact the applicant's density assessment incorrectly took account of an adjoining site;
  - the transport and parking assessments were flawed;
  - Committee members were not given enough information about separation distances between the proposed and existing properties; and
  - Council policies were ignored.

## **The Ombudsman's role and powers**

2. The Ombudsman investigates complaints of injustice caused by maladministration and service failure. I have used the word fault to refer to these.
3. The Ombudsman cannot question whether a council's decision is right or wrong simply because the complainant disagrees with it. She must consider whether there was fault in the way the decision was reached. (*Local Government Act 1974, section 34(3)*)

## **How I considered this complaint**

4. I have read the papers sent to me by Mr B and I have discussed Mr B's complaint with him. I have read all the material information on the Council's public access website and I have discussed the complaint with the Council's senior planning officer. I have also read the relevant parts of the London Plan and I have taken account of planning law and guidance.

## **What I found**

5. The key document in any planning application is the officer's report. This is where the proposal is evaluated to see if it is sustainable, if it accords broadly with the Local Plan and if there are any other material considerations weighing for or against the application. The officer must identify all the material planning considerations and he must address each one. If any material consideration is overlooked, the process will be flawed, possibly fatally. If however the officer has applied his mind to everything that is relevant, the Ombudsman cannot challenge the merits of the decision he has reached.

### **The Council failed to ask the Authority for enough information to enable an informed decision.**

6. Mr B says the Authority did not, when it needed it, have clear enough information. He says photo montages and 3D images would have shown better the impact the proposal was likely to have on surrounding properties.
7. Every planning application must be accompanied by a site location plan (showing the site in relation to its surroundings,) a scale drawing of the proposal and a signed certificate of ownership. To comply with the regulations most applications will also need a Design and Access Statement and some will need an Environmental or Historical Impact Assessment (*The Town and Country Planning (Development Management Procedure) (England) Order 2015*).
8. Authorities can, if they choose, have a local list of additional information they may need but the government discourages councils from asking for information which is not strictly necessary. What is necessary is a question for the case officer. If he considers more information would help him make his decision, he can ask for it but he must validate the application when, in his judgement, he has enough.

## **Finding**

9. Photo montages and 3D images may be helpful when it comes to illustrating the proposal to members of the planning committee but the absence of these does not amount to fault.



**The Council overlooked the fact the applicant's density assessment incorrectly took account of an adjoining site.**

10. Mr B, on behalf of a number of residents, objected to the development. He raised a number of issues, including over-development of the site but he did not, at the time, refer to the London Plan.
11. The planning report lists (para 5.4) "*significant over-development*" and "*density*" at the top of a summary of 3<sup>rd</sup> party objections but does not then specifically identify either of these as one of the "*main planning issues*" or address either specifically in the body of the report. At the end of the report however, there is a table showing how each objection has been addressed. The Council's response to the objection on grounds of overdevelopment is "*The design is not considered to be overdevelopment as set out in para 6.5.6.*"

Para. 6.5.6 of the report says: "*It is considered that the building benefits from a spacious setting which enables it to accommodate the increase in height without appearing cramped and dominant and reflect the spacious character of the area. The rear elevation will only be seen in part from close to, indistinctly through mature trees and / or only in private views from neighbouring houses. There are very few windows in the projecting wings, to avoid overlooking, but they are sufficient to give the elevations of these wings some character and scale; bland elevations would be less preferable. The windows and balconies in the recesses between the projections are cleverly designed with screens to avoid overlooking, yet with angled balconies that will ensure these balconies and windows receive sufficient daylight and afternoon sunlight.*"

12. Mr B says that on 27 October, after the committee meeting but before the decision had been issued, he wrote to the Council pointing out that the developer, by including the adjacent site in his density assessment, had given the Council misleading information. Mr B says the applicant told the Council on his application form that the site was 0.33 hectares when it was in fact only 0.20 hectares. The effect of the error was to suggest 26 flats on a 0.20 hectare site amounted to a density of 88 dwellings per hectare (dph) when in truth the density was 94 dph. Assessing the density of the flats alone gave an even greater density of 130 dph. Mr B said this was "far in excess of the maximum" (35 – 75) recommended in the London Plan. Mr B said, despite residents' concerns of overdevelopment, no density assessment was included in the planning officer's report.
13. Permission for the development was granted before the Council responded to Mr B's concern about this.
14. Responding to Mr B on 10 November, the Council said: "*The proposals relate to works to extend and alter an existing building. This was not therefore an application where a new build development was proposed, or where the application was in "outline."* Instead the proposals were to extend and alter an existing building... *The acceptability (or otherwise) of a proposal cannot however be derived from a density figure. There are circumstances where developments above or below a stated 'standard' density may be acceptable or unacceptable....*"
15. Mr B did not agree. He said: "*Your response implies that density is of little significance in the decision on whether to approve or refuse an application. While I accept that there are other considerations to be taken into account, the London Plan has clear guidelines on density which surely must be respected, if not strictly adhered to...*" The Council reviewed Mr B's complaint. It maintained "*It is not*

*appropriate, as previously advised, for the density matrix to be considered when extensions to an existing building.” (sic)*

16. I put it to the Council that the London Plan did not exclude extensions. The Council said:

*“What I had meant to convey to (Mr B) was not that density was not a material consideration per se but that in this case given that the proposal was for an additional floor and extensions to an existing block that the primary material consideration in this case would be the impact of the extensions and additional floor to the block.*

*The London Plan density matrix is a guideline and is not absolute and other matters such as impact on amenity of neighbours need to be considered in applying it.*

*The site has a PTAL level of 1 and is considered to be a location that has characteristics of both a suburban and urban location and this particular block type is more characteristic of an urban location. The relevant density range set out in the London Plan would therefore be the upper end of suburban and the lower end of urban ie around 200 habitable rooms per hectare.*

*I have calculated the density of the existing block as 232 habitable rooms per hectare taking a site area of 0.23 hectares. I have calculated the density of the proposal as 318 habitable rooms per hectare. Both of these densities are above the range set out in the London Plan guidelines set out in Table 3.2 of the London Plan. The London Plan is clear that these guidelines are not to be applied mechanistically.*

*When considering developments that are above London Plan density levels it is relevant to consider the impact on neighbouring residential amenity and residential quality of the units proposed. This was done in this case and was considered to be acceptable and it is this to which I refer when I said that these are the primary material considerations.”*

17. In a later e-mail the Council said: *“The legal position is that planning decisions should be made in accordance with the statutory Development Plan unless other material considerations indicate otherwise. It is clear that the London Plan forms part of the statutory Development Plan. Whilst the issue of density and the London Plan are relevant there is no requirement for each element thereof to be explicitly referred to in the committee report. The legal requirement is simply that the decision maker (in this case the planning Sub-Committee) gives proper consideration to the material issues. The issue of overdevelopment in the specific context of density was dealt with in the report and at length at committee and a planning judgement exercised by the Members in respect thereof there being no other material considerations outside the Development Plan indicating that the application should not be so determined.”*
18. Responding to a draft of this decision, Mr B says the area is wholly suburban in character and he disputes the Council’s calculations. He says the application site is not 0.23 hectares but 0.19. (The overall site, according to the applicant’s own calculation in the application, is 0.33 hectares and his current application to develop the rest of the site describes that area as 0.14 hectares.) The existing block therefore has a density of 284 habitable rooms per hectare; the proposed development represents 390 habitable rooms per hectare. This, Mr B says, is far in excess of London Plan guidelines of 150 – 200 habitable rooms per hectare for a suburban site with a PTAL of 1.

### **Finding**

19. There is a difference between the materiality of a planning consideration and its weight. The former is largely a question of law and the latter is largely a matter of planning judgement. The Ombudsman is concerned with proper application of the law.
20. The London Plan is part of the Council's Development Plan. As such it is a material planning consideration which carries some weight. As the Council has itself pointed out, its decisions must accord with the London Plan unless there are other considerations which outweigh it.
21. The London Plan includes a policy (3.4) which is designed to optimise housing density according to whether development is central, urban or suburban and taking account of the character of the area and its accessibility to public transport. As with any policy, there may be legitimate exceptions. The Council accepts the proposal was contrary to the London Plan.
22. The Council had a duty to tell the decision-making body (a) which policies applied; and (b) that the proposal was contrary to adopted policy. Its failure to do so was fault. The Council is entitled to depart from policy but it must have a material planning reason for doing so and it must show it has weighed the policy with the reasons for making an exception. It must not conflate materiality and weight.
23. Nothing in the London Plan suggests its density matrix does not apply to extensions. It would be illogical were it to do so. The Council was at fault for telling Mr B the reason it failed to address the density policy in the London Plan was because it did not apply. The policy in the London Plan applied; the proposal did not comply with policy. The decision-makers had a right to be told. If officers considered an exception to policy was justified, they had a duty to explain explicitly to the decision-makers how the "design" of the building in this case outweighed policy. The decision-makers could then make their decision with the benefit of all the facts.

### **The transport and parking assessments were flawed**

24. There is extensive correspondence between Mr B, the Council and the Council's professional transport consultee which I shall not attempt to repeat or even summarise. Both parties have their own records. Mr B challenged the consultee's evaluation of the proposal. The Council asked the consultee to check. The consultee checked and confirmed the original assessment. Mr B disagrees.
25. There may be merit in Mr B's argument but, so far as the planning process is concerned, there is no fault in the Council's decision to accept the advice of its professional consultee.

### **Committee members were not given enough information about separation distances between the proposed and existing properties**

26. This again is discussed at some length in the paperwork and there is no need for me to repeat what both parties already know. Mr B does not say Members were given inaccurate information but that the information they were given was not enough.
27. It is significant that Members undertook a site visit. They saw what was already on the site and they would have had the benefit of the plans. There is no reason to suppose Members did not know what they were voting to approve.

**The Council ignored its policies.**

28. Mr B says the Council disregarded its Local Plan Policy SP12, paras 6.2.18 and 6.2.19 (dominant and incongruous development) ; SPG1a (overbearing on neighbourhood properties); SPD, para 8.21 (Housing amenity) and SPG 3c (Backlands development.) In his complaint letter to the Council, Mr B says he would like policies to be “strictly adhered to.”
29. The law does not say development must comply with the Local Plan but it does say, in essence, if development does comply, there is a presumption it will be approved and if it does not, the presumption is it will be refused, unless other material planning considerations indicate otherwise (*Planning and Compulsory Purchase Act 2004, Section 38(6)*).
30. The public expects policies to be adhered to but the law says something different. The law expects policies (and guidance) to be followed unless there is good reason to make an exception and it expects councils to consider the circumstances of every particular case. Policies must not be applied rigidly – although if there is no clear reason to make an exception, they must apply.
31. The Local Plan is not however a single policy but a collection of policies which pull in different directions. The courts have taken a view on this. Sullivan J, for example, says in *City of Edinburgh Council v Secretary of State for Scotland*: “*I regard it as untenable to say that if there is a breach of any one policy in a development plan a proposed development cannot be said to be ‘in accordance with the plan.’ Given the numerous conflicting interests that development plans seek to reconcile...it would be difficult to find any project of any significance that was wholly in accord with every relevant policy in the development plan.*” And in *R v Rochdale MBS ex parte Milne [2000]* (Sullivan J again) “*The Local authority has to make a judgement bearing in mind such factors as the importance of the policies which are complied with or infringed, and the extent of compliance or breach.*”

**Final Decision**

32. The decision to recommend approval of the development comes at the end of a largely well-reasoned report. There was however a fault in the report. It failed to identify a relevant policy in the Local Plan, to note the proposal was contrary to that policy and to reason why, on balance, the development should nevertheless be allowed. Officers then tried to justify the oversight with an explanation which was factually wrong and illogical.
33. It is not for me to say whether, but for the error, the application should have been allowed anyway although, following the officer’s line of reasoning, I consider it more likely than not that it would have been.

**Recommended action**

34. The Council should write to Mr B to apologise for having failed to take his legitimate concerns into account and for having put him to unnecessary time and trouble arguing his complaint through the Council and then bringing it to the Ombudsman.
35. The Council should formally apologise to Members of the Planning Committee for not having drawn all the material information to their notice. It should do this in public at the beginning of the next available planning meeting and Mr B should be invited to witness this apology.

**Investigator's decision on behalf of the Ombudsman**

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Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2015/1956	<b>Ward:</b> Muswell Hill
<b>Address:</b> 5-9 Connaught House Connaught Gardens N10 3LH	
<b>Proposal:</b> Demolition of existing 5 terrace dwelling houses and their replacement with 6 terrace dwelling houses including associated landscaping and parking	
<b>Applicant:</b> Canning Property Holdings Ltd	
<b>Ownership:</b> Private	
<b>Case Officer Contact:</b> Robbie McNaugher	
<b>Site Visit Date:</b> 17/07/2015	
<b>Date received:</b> 06/07/2015 <b>Last amended date:</b> 02/09/2015	
<b>Drawing number of plans:</b> 1403-PL-001; 1403-PL-021; 1403-PL-101; 1403-PL-201; 1403-PL-202; 1403-PL-203; 1403-PL-204; 1403-PL-211; 1403-PL-212; 1403-PL-213; 1403-PL-214; 1403-PL-215; 1403-PL-216; 1403-PL-220-A; 1403-PL-221-A; 1403-PL-222; 1403-PL-231; 1403-PL-232; 1403-LA-101	
<b>1.1</b> This application has been brought to committee because it is major development.	
<b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b>	
<ul style="list-style-type: none"> <li>• The principle of residential development is appropriate on this site.</li> <li>• The proposed residential accommodation would be of an acceptable layout and standard</li> <li>• The impact of the development on neighbouring residential amenity is acceptable</li> <li>• The design and appearance of the proposal is acceptable</li> <li>• There would be no significant impact on parking</li> <li>• The application is in accordance with the development plan</li> </ul>	

## **2. RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 06/11/2015 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

### Conditions

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Energy
- 5) Permitted development rights
- 6) Control of dust
- 7) Combustion and energy plant
- 8) SUDS
- 9) Local Labour
- 10) Landscaping

### Informatives

- 1) Co-operation
- 2) CIL liable
- 3) Hours of construction
- 4) Party Wall Act
- 5) Street Numbering
- 6) Asbestos
- 7) Sprinklers
- 8) Thames Water -drainage
- 9) Thames Water – pressure

### **Section 106 Heads of Terms:**

- Affordable housing contribution of £360,213.
- Carbon offsetting - £2,849.40
- Considerate constructors



- 2.4 In the event that member choose to make a decision contrary to officers' recommendation members will need to state their reasons.
- 2.5 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:
1. The proposed development in the absence of a legal agreement securing the provision of on-site affordable housing or a financial contribution in lieu would have a detrimental impact on the provision of much required affordable housing stock within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to policy SP2 'Housing' of the Council's Local Plan March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan.
  - 2 In the absence of the provision of a financial contribution towards carbon offsetting the proposal would result in an unacceptable level of carbon dioxide emission. As such, the proposal would be contrary to London Plan Policy 5.2. and Local Plan Policy SP4.
- 2.6 In the event that the Planning Application is refused for the reasons set out in resolution (2.5) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:
- (i) There has not been any material change in circumstances in the relevant planning considerations, and
  - (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
  - (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

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### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

- 3.1.1 This is an application for the demolition of 5 existing terraced dwelling houses and their replacement with 6 terrace dwelling houses including associated landscaping and parking.
- 3.1.2 The replacement houses would be 3 storey with a basement/lower ground floor. They would have 4 bedrooms and 1 parking space each.

#### **3.2 Site and Surroundings**

- 3.2.1 The site consists of 5 x 2 storey terraced houses built prior to 1970 and the former drying green of the neighbouring block of flats. The dwellings are faced in a light coloured brick with timber panels. The building has a steep pitched roof, finished in concrete tiles.
- 3.2.2 The surrounding residential development varies in age and design. Woodland Gardens is characterised by attractive Edwardian red brick terraces. The properties on Connaught Gardens are largely of the 'Arts and Crafts' style featuring white render and half timbered walls, brick detailing and red roof tiles and mainly semi-detached houses dating from between 1908 and 1911 with a second (smaller) phase of development taking place in the inter-war period. Immediately to the west of the site is Terresa Walk which is a modern development of red brick terraces appearing to date from the 1980s or later. To the south west is Eveline Court which is a 3 storey block of flats finished in red brick and white render facing onto Connaught Gardens. There is a recent development of modern terraced dwellings at 40- 50 Connaught Gardens to the north east of the site which is finished in white render, brick with dark cladding and windows and a redevelopment is underway at 10- 27 Connaught House to extend the building and provide additional flats with a modern design.

#### **3.4 Relevant Planning and Enforcement history**

There is no recent of relevant planning history for this site.

Of relevance is the planning permission for the neighbouring site:  
HGY/2014/1973 GTD 07-10-14 10-27 Connaught House Connaught Gardens London Refurbishment and reconfiguration of existing building including the erection of extensions to the south and west elevations; erection of a one storey roof extension across the top of the existing building; provision of eight additional flats; and alterations to existing parking area

### **4. CONSULTATION RESPONSE**

The following responses were received :

Internal:

- 1) Waste Management

No objections

2) Transport

No objections.

3) EH Pollution

No objections subject to conditions and an informative.

4) SUDS Officer

Satisfied with the drainage proposals

External:

5) Thames Water

No objections subject to informatives

6) London Fire Brigade

The Brigade is satisfied with the proposals for fire fighting access.

## **5. LOCAL REPRESENTATIONS**

5.1 The following were consulted:

123 Neighbouring properties  
Muswell Hill & Fortis Green Residents Assoc  
2 site notices were erected close to the site

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 23  
Objecting: 22  
Supporting: 1  
Others:

5.3 The following Councillor made representations:

- Councillor Engert

5.4 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Inappropriate design
- Excessive density
- Impact on neighbouring properties

- Parking and safety issues
- Loss of trees
- Social housing contribution

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. Dwelling mix and affordable housing
3. Layout and standard of accommodation
4. The impact on the amenity of adjoining occupiers
5. Density and design
6. Parking and highway safety

### **6.2 Principle of the development**

6.2.1 The site lies in an existing residential area therefore the principle of replacing the building with a larger residential building is acceptable subject to a high quality design which provides a good standard of accommodation for potential occupants and does not adversely impact on residential amenity or have a significant impact on transport and highways.

### **6.3 Dwelling mix and affordable housing**

6.3.1 The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing, which is supported by the Mayor's Housing SPG.

6.3.2 The proposal would provide 6 x 4 bed houses which is an acceptable mix in this instance, the proposal would provide family sized accommodation for which there is an identified need and would balance the smaller units approved at the neighbouring site. Furthermore the constraints of the site mean terraced properties are the most suitable typology for the site.

6.3.3 The NPPF recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing, which is supported by the Council's Housing SPD.

6.3.4 The NPPF states that where it is identified that affordable housing is needed, planning policies should be set for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified and the agreed approach contributes to the objective of creating mixed

and balanced communities. However, such policies should be sufficiently flexible to take account of changing market conditions over time (para. 50).

- 6.3.5 Similarly, The London Plan (2011), Policy 3.12 states that Boroughs should seek “the maximum reasonable amount of affordable housing...when negotiating on individual private residential and mixed-use schemes”, having regard to their affordable housing targets, the need to encourage rather than restrain residential development and the individual circumstances including development viability”. Local Plan Policy SP2 states that affordable housing shall be provided on-site subject to viability and schemes below the ten unit threshold are required to provide 20% affordable housing on site, based on habitable rooms, or provide financial contributions towards affordable housing provision subject to viability.
- 6.3.6 It is accepted that on sites of 1-9 net units it is not practical to provide affordable housing on site and therefore a financial contribution will be sought in this instance. The Council’s Planning Obligations SPD (October 2014) sets out the rates for the provision of off-site financial contributions on sites of 1-9 net units which for the Muswell Hill Ward is £357 per sq.m. The proposal must therefore provide a contribution of £360,213 (1,009.50 x £357) towards affordable housing. Subject to this being secured through a S106 agreement the proposal is considered to comply with policy SP2 (Housing) of the London Borough of Haringey Local Plan: Strategic Policies March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan July 2011.

#### **6.4 Layout and standard of accommodation**

- 6.4.1 London Plan Policy 3.5 ‘Quality and Design of Housing Developments’ requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The Mayor’s Housing SPG sets out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered.
- 6.4.2 Local Plan Policy SP2 ‘Housing’ states that high quality new residential development in Haringey will be provided by ensuring that new development complies with the housing standards and range of unit sizes set out in the Council’s Housing Supplementary Planning Document (SPD) 2008 and is built to 100% Lifetime Homes Standards.
- 6.4.3 As set out in appendix 4 the proposed dwellings would exceed the floorspace minima set out in the Major’s Housing SPG. Therefore the proposal provides good quality living conditions for prospective occupiers in accordance with London Plan Policy 3.5 and Local Plan Policy SP2.
- 6.4.5 All the dwellings will meet the Lifetime Homes standards; and all will be easily adaptable for wheelchair users. Overall the proposal provides reasonable living conditions for prospective occupiers in accordance with London Plan Policy 3.5 and Local Plan Policy SP2.

## 6.5 Density and design

### *Density*

- 6.5.1 The density is relevant to whether the amount of development proposed is appropriate for a site. London Plan Policy 3.4 notes that the appropriate density for a site is dependent on local context and character, its location and accessibility to local transport services. Policy 3.4 and Local Plan Policy SP2 require new residential development to optimise housing output for different types of location taking account of the guidance set out in the Density Matrix of the London Plan.
- 6.5.2 Concerns have been raised that the proposal by virtue of the density of the scheme will result in overdevelopment. Concerns have also been raised in relation to how the density is calculated. The London Plan defines density in terms of net residential site area. This relates to the 'red line' planning application site boundary and excludes adjoining footways, carriageways, paths, rivers, canals, railway corridors and other existing open spaces. It includes the proposed homes, non-residential uses in mixed use buildings, ancillary uses, car and cycle parking areas and proposed internal access roads.
- 6.5.3 The site red line site area is 0.14 hectares (including the proposed landscaping, access road and parking area), the surrounding area is considered to be suburban and has a PTAL of 1. The density proposed is 42 (6 units /0.14 Ha) units per hectare and 257 (36/ 0.14) habitable rooms per hectare which exceeds the 150-200 hr/ha set out in the London Plan. It is also noted that the density of this site in combination with the permission for the neighbouring site would be 88 u/ha and 305 hr/ha which would exceed the London Plan density matrix which has been raised as a concern by neighbouring properties.
- 6.5.4 Exceeding the density matrix does not mean that the development is inappropriate for the site. In this regard the Major's Housing SPG states that exceptionally, higher densities on individual developments may be acceptable where these can be clearly and robustly justified by local circumstances. They must be tested rigorously, taking account of different aspects of 'liveability' related to proposed dwelling mix, design and quality, physical access to services, long term management of communal areas, and the wider context of the proposal including its contribution to local 'place shaping' as well as concerns over 'place shielding'. It is particularly important to take account of its impact in terms of massing, scale and character in relation to nearby uses, and design should be exemplary.
- 6.5.5 As set out above the proposal provides a good standard of accommodation with generous room sizes and garden space the proposal therefore can be considered acceptable if it has an acceptable impact on neighbouring occupiers and is in keeping with the scale and character of the surrounding area through exemplary design. These matters are dealt with below.

### *Design*

- 6.5.6 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan Policy SP11 'Design' and Saved UDP Policy UD3 'General Principles' continue this approach.
- 6.5.7 The application site is set off a private access lane from Connaught Gardens so has a backland relationship with the surrounding development. The topography of the area slopes away from the site to the east and north which means the existing building steps up from east to west. The topography of the area and the backland location of the site means that it does not have a significant presence within the Connaught Gardens streetscene but is visible through glimpses from Connaught Gardens and from the rear gardens of the surrounding properties. The surrounding development is mainly turn of the century terraced houses finished in white render with half timber boarding and dark roof tiles. There are also a number of red brick properties with slate roofs and the modern development on Connaught Gardens features white render and dark roof tiles. The existing building is of no particular architectural merit and is in a poor state of repair.
- 6.5.8 An iteration of the proposed design was presented to the Council's Quality Review Panel (QRP) on 20th April 2015, the Panel's notes are set out in Appendix 3. The QRP broadly supported the proposal and noted that a clear rationale is apparent in the layout and massing of the terraced housing, and a high quality residential architecture is proposed. They recommended that as design work continued the architectural expression should be simplified. They noted that further details of the landscape design, particularly for the street to the west of the site should be provided.
- 6.5.9 Following the QRP and further to the initial submission of the application the applicant has simplified the palette of materials and now proposes red brick with a seamed metal roof and timber shingles. They have provided a landscape plan showing greater detail around the west of the site and the access road. There would be appropriate landscaping around the parking areas and bin stores. The access road would be a shared space but with a paved footway. Additional landscaping would be provided to the north and south of the terrace replacing previously felled trees. The design thwerefore addresses the concerns of the QRP and reflects the local vernacular and typography in a high quality modern design. The proposal will complement both the traditional buildings in the area and more recent additions with a high quality design which is sympathetic to its setting and the surrounding development.
- 6.5.10 Although the proposal exceeds the density matrix set out in the London Plan the design is considered to be of a high quality which sits comfortably within the site and is in keeping with the scale and character of the surrounding development. The proposal is not overdevelopment and is an acceptable design which will enhance Haringey's built environment. The proposal therefore complies with Policy SP11 of Haringey's Local Plan 2013, Policy UD3 of the Haringey Unitary Development Plan 2006 (UDP), and the Council's Housing Supplementary Planning Document (SPD) and SPG1a Design Guidance (SPG)



## **6.6 Impact on the amenity of adjoining occupiers**

6.6.1 London Plan Policies 7.6 and 7.15 and Saved UDP Policies UD3 and ENV6 require development proposals to have no significant adverse impacts on the amenity of surrounding development.

6.6.2 Concerns have been raised in relation to the impact on neighbouring properties. The applicant has provided a Daylight and Sunlight assessment which considers the impact of the proposal on the surrounding properties.

### *38 – 50 Connaught Gardens*

6.6.3 The orientation of the proposed development would largely improve the amenity of these properties with fewer windows facing these properties and an improved outlook. The flank windows and small balcony do no harm to the existing privacy of these properties, they would be some 17 metres at the closest point and given the first floor windows in the existing terrace facing these properties would provide less overlooking to these properties. The Daylight and Sunlight Assessment shows that the impact on these properties would comply with BRE guidance and would not be excessively overshadowed.

### *30a-36 Connaught Gardens*

6.6.4 At the closest point the development would be some 20 metres from the rear of these neighbouring properties. The proposal has been designed to mitigate the impact on these properties with the living accommodation at a lower ground floor level, the ground floor level screened by boundary fencing and landscaping, the projecting bay windows to the rear screened by louvered windows and the 2<sup>nd</sup> floor windows are recessed within the roof. Although the proposal would be up hill from these properties at 3 storey level it does not result in a significant loss of privacy to these properties. A distance of 20 metres back to back is considered an adequate separation distance between residential properties and there is already some level of overlooking to these properties from the existing houses and flats. The Daylight and Sunlight Assessment shows that the impact on these properties would comply with BRE guidance, would not be excessively overshadowed and the separation distance would prevent an overbearing appearance.

### *16-24 Connaught Gardens*

6.6.5 The only window in the flank elevation facing these properties would serve a stairwell so is fitted with obscure glazing. The sunlight and daylight would be unchanged so would comply with BRE guidance, would not be excessively overshadowed and the separation distance of 15 metres at the closest point would prevent an overbearing appearance.

### *10-27 Connaught Gardens*

6.6.6 The proposed development would be some 15 metres from the frontage of these properties. The flats sit at a raised level above the site with the 1<sup>st</sup> floor of the proposal level with the ground floor of the existing flats. The upper floor windows in the proposal has been orientated to provide oblique views onto the frontage of the flats which in combination with the separation distance is considered adequate to preserve the privacy of these properties. The separation distance is sufficient to prevent a loss of daylight and overbearing appearance to these properties.

#### *Density*

6.6.7 As noted above the proposal would exceed the London Plan density matrix and concerns have been raised the proposal is overdevelopment. Having assessed the impact on neighbouring properties the proposal can be accommodated within the site within a significant impact on neighbouring properties and does not result in an overdevelopment and complies with London Plan Policies 3.4, 7.6 and 7.15 and Saved UDP Policies UD3.

#### *Basement development*

6.6.8 Concerns have been raised in relation to the impact of the basement areas on the neighbouring properties. The applicant has provided a Basement Impact Assessment prepared by qualified engineers which examines the drainage and ground conditions in the area. The report concludes that the proposed development is unlikely to result in any specific land or slope stability issues, groundwater or surface water issues. The basement development would therefore not impact on the amenity of neighbouring properties. The report makes recommendations for minimising the risk to neighbouring properties during the construction of the development this will ensure that the development is carried out in accordance with these recommendations.

### **6.7 Parking and highway safety**

6.7.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport

6.7.2 The Council's Transportation Team has been consulted and advised that application site falls within an area that has a low public transport accessibility level of 1. However the site is within reasonable walking distance of bus services on Park Road and Muswell Hill Road. They consider that although it is likely that prospective residents would use sustainable modes of transport for some journeys to and from the site, it is also likely that some residents would own a private vehicle particularly given the size of the residential units.

6.7.3 They note that the application will involve the demolition of 5 x two bed terrace houses and construction of 6 x four bed terrace houses, which will result in an

increase of a single residential unit. They therefore consider that the development is unlikely to result in any significant increase vehicular traffic generation.

- 6.7.4 The application is supported by a transport statement (TS) produced by Paul Mew associates, which uses Super output data from the Census to justify the level of on-site parking provision, stating that “the proposals would generate demand for five vehicles. Two of the dwellings would own no cars, three of the dwellings would own one car, and one of the dwellings would own two cars”. The proposal includes parking provision for all of the individual units with the exception of the corner unit adjacent to the Connaught Gardens access road, which has two. Whilst, this level of parking is higher than that suggested by the Census data, this level of parking provision is in line with the maximum parking standards set out within the London Plan 2015. The Transportation team also recognise that the existing residential units are not served by dedicated on-site parking spaces, so the addition of on-site parking provision is likely to lead to a decrease in the demand for on-street parking within the vicinity of the site.
- 6.7.5 The properties will be accessed via a new shared use access road, within Connaught Gardens. Track runs have been included to demonstrate the accessibility of each of the parking spaces. The applicant intends that the refuse collection arrangements for the new dwellings will feed into the arrangements already in place for the existing residential units.
- 6.7.6 The transportation team consider that the proposal is unlikely to have any significant negative impact upon the surrounding highway network and does not wish to raise any objection to the above application.

## **6.8 Waste storage**

- 6.8.1 London Plan Policy 5.17 ‘Waste Capacity’, Local Plan Policy SP6 ‘Waste and Recycling’ and Saved UDP Policy UD7 ‘Waste Storage’, require development proposals make adequate provision for waste and recycling storage and collection. The Council’s waste management team raise no objections and waste storage areas are shown to the front of the site.

## **6.9 Sustainability**

- 6.9.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and Local Plan Policy SP4 sets out the approach to climate change and requires developments to meet the highest standards of sustainable design, including the conservation of energy and water; ensuring designs make the most of natural systems and the conserving and enhancing the natural environment. The London Plan requires all new homes to achieve a 35 per cent carbon reduction target beyond Part L 2013 of the Building Regulations (this is deemed to be broadly equivalent to the 40 per cent target beyond Part L 2010 of the Building Regulations, as specified in Policy 5.2 of the London Plan for 2015).

- 6.9.2 The applicant's energy statement states that the energy hierarchy set out within the London Plan has been followed for this development to firstly reduce the energy demand by the incorporation of improved insulation and efficient systems before the incorporation of decentralised and renewable technologies. The proposal will incorporate solar panels meeting a significant proportion of energy needs. The statement concludes that no other renewable technology can be incorporated and CHP is not possible. It calculates a carbon emission reduction of 26% with an annual shortfall below the 35% London Plan target of 38 tonnes.
- 6.9.3 Given the limitations of the site and the constraints of the existing building this level of carbon reduction is considered acceptable in this instance and carbon offsetting has been accepted to reach the London Plan target. The Mayor's Sustainable Design and Construction SPG sets out how this is calculated using a nationally recognised price or locally set price; currently £60 per tonne. The overall contribution should be calculated over 30 years which equates to £1,800 per year. The applicant's energy statement shows that the proposal has a shortfall of 1.5 tonnes therefore a contribution of £2,849.40 is sought through a S106.

## **6.10 Drainage**

- 6.10.1 London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding' require developments to utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:
- 1 store rainwater for later use
  - 2 use infiltration techniques, such as porous surfaces in non-clay areas
  - 3 attenuate rainwater in ponds or open water features for gradual release
  - 4 attenuate rainwater by storing in tanks or sealed water features for gradual release
  - 5 discharge rainwater direct to a watercourse
  - 6 discharge rainwater to a surface water sewer/drain
  - 7 discharge rainwater to the combined sewer.
- 6.10.2 They also require drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Major's Sustainable Design and Construction SPG (2014) including how to design a suitable SuDS scheme for a site. The SPG advises that if Greenfield runoff rates are not proposed, developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to Greenfield rate as practical, have been taken. This should be done using calculations and drawings appropriate to the scale of the application. On previously developed sites, runoff rates should not be more than three times the calculated Greenfield rate. The SPG also advises that drainage designs incorporating SuDS measures should include details of how

each SuDS feature, and the scheme as a whole, will be managed and maintained throughout its lifetime.

6.10.3 The applicant has provided a drainage strategy which states that the proposal will utilise SUDS and conform to the London Plan hierarchy. Attenuation will be provided to ensure Greenfield run off. The Council SUDs officer is satisfied with the strategy subject to further details of the emergency plan should pumps fail and a management and maintenance plan for the lifetime of the development, management by the Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. This will be secured by condition.

6.10.4 The proposal will therefore provide sustainable drainage and will not increase floor risk in accordance with London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding'

## **6.11 Conclusion**

6.11.1 The proposal is a high quality sustainable design that respects the surrounding development and will not have a significant impact on neighbouring properties or result in overdevelopment. The proposal would not impact on parking, highway safety or drainage and flooding.

6.11.2 Therefore, subject to the imposition of conditions and the signing of a section 106 legal agreement securing financial contributions and other relevant clauses, the planning application for the proposed development is recommended for approval.

6.11.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **6.12 CIL**

Based on the information given on the plans, the Mayoral CIL charge will be £35,315 (1,009 sqm x £35) and the Haringey CIL charge will be £267,385 (1,009 sqm x £265). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **7.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Applicant's drawing No.(s) 1403-PL-001; 1403-PL-021; 1403-PL-101; 1403-PL-201; 1403-PL-202; 1403-PL-203; 1403-PL-204; 1403-PL-211; 1403-PL-212; 1403-PL-213; 1403-PL-214; 1403-PL-215; 1403-PL-216; 1403-PL-220-A; 1403-PL-221-A; 1403-PL-222; 1403-PL-231; 1403-PL-232; 1403-LA-101

Subject to the following condition(s)

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:  
1403-PL-001; 1403-PL-021; 1403-PL-101; 1403-PL-201; 1403-PL-202; 1403-PL-203; 1403-PL-204; 1403-PL-211; 1403-PL-212; 1403-PL-213; 1403-PL-214; 1403-PL-215; 1403-PL-216; 1403-PL-220-A; 1403-PL-221-A; 1403-PL-222; 1403-PL-231; 1403-PL-232; 1403-LA-101

Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the information submitted with this application, no construction works (excluding demolition) shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The development hereby permitted shall be built in accordance with the energy and sustainability statements and the energy provision shall be thereafter retained in perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

5. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created: details of such a scheme shall be submitted to and approved by the Local Planning Authority

prior to the occupation of the property, and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

6. No works shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the considerate constructors scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2011, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

7. Prior to the first occupation of the hereby approved residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the Code for Sustainable Homes assessment obtains all credits available for reducing pollution, as required by the London Plan 2011 Policy 7.14.

8. No construction works (excluding demolition) shall commence until further details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted & approved in writing by the Local planning Authority. Details shall include:-

- (a) Details of an emergency plan should the pumps fail.
- (b) Management and maintenance plan for the lifetime of the development, management by Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

9. The applicant shall use best endeavours to ensure that not less than 20% of the onsite workforce (excluding managers and supervisors) employed during the construction of the Development shall comprise of local residents, being residents of the London Borough of Haringey but where not practicable, residents of the North London Sub-Region (Camden, Barnet, Enfield, Islington, Westminster) but in the event that achieving 20% proves impracticable for reasons notified in writing to the Council then

another percentage approved by the Council as acceptable, such approval not to be unreasonably withheld or delayed.

The applicant shall use best endeavours to ensure the procurement of half of the onsite workforce comprising of local residents (as set out above) employed to be trainees but in the event that achieving this figure proves impracticable for reasons notified in writing to the Council then another percentage approved by the Council as acceptable, such approval not to be unreasonably withheld or delayed.

Where possible to give opportunities to local suppliers and businesses to tender for such works as may be appropriate for them to undertake.

To provide the Council and the Construction Web Network and the Work Placement Coordinator with any such information as is required to ensure compliance with these requirements .

Reason: In order to ensure that the scheme provides employment opportunities within the Borough and for the local community in accordance with Local Plan Policies SP8 'Employment' and SP9 'Improving skills and training to support access to jobs and community cohesion and inclusion'.

10. No construction works (excluding demolition) shall commence until a scheme for the treatment of the surroundings of the proposed development including the species, size and timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

### **Informatives:**

INFORMATIVE 1: In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

### INFORMATIVE 2: CIL

Based on the information given on the plans, the Mayoral CIL charge will be £35,315 (1,009 sqm x £35) and the Haringey CIL charge will be £267,385 (1,009 sqm x £265). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.



INFORMATIVE 3:

Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

INFORMATIVE 4: Party Wall Act: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE 5: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 6: Asbestos: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

INFORMATIVE 7: The London Fire Brigade strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. .

INFORMATIVE 8:

With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE 9: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the

point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Appendix 1 Consultation Responses from internal and external agencies

No.	Stakeholder	Question/Comment	Response
	<p><b>INTERNAL</b></p> <p><b>Waste Management</b></p>	<p>Each of the 6 x 4 bedroom houses will require adequate provision for refuse and recycling off street at the front of the property. I would like to confirm that space must be provided for one 'Standard kerbside collection full set' for each property. The boxes indicated above provide some detail about accessibility, design and space requirements. Details of the 'Standard kerbside collection full set' are provided below.</p> <p>Access will be required for a 26 tonne RCV to enter and exit Connaught Gardens for waste collections from the Households.</p>	<p>The applicant has provided waste storage details to the front of the site.</p>
	<p><b>LBH Transportation</b></p>	<p>The application site falls within an area that has a low public transport accessibility level of 1. However, the site is within reasonable walking distance of bus services on Park Road and Muswell Hill Road. Although it is likely that prospective residents would use sustainable modes of transport for some journeys to and from the site, it is also likely that some residents would own a private vehicle particularly given the size of the residential units.</p> <p>The application will involve the demolition of 5 x two bed terrace houses and construction of 6 x four bed terrace houses, which will result in an increase of a single residential unit. It is therefore considered that the development is unlikely to result in any significant increase vehicular traffic generation.</p>	<p>Comments noted and conditions have been imposed as recommended.</p>

No.	Stakeholder	Question/Comment	Response
		<p>The application is supported by a Transport Statement (TS) produced by Paul Mew associates, which uses Super output data from the Census to justify the level of on-site parking provision, stating that “the proposals would generate demand for five vehicles. Two of the dwellings would own no cars, three of the dwellings would own one car, and one of the dwellings would own two cars”. The proposal includes parking provision for all of the individual units with the exception of corner unit adjacent to the Connaught Gardens access road, which has two. Whilst, this level of parking is higher than that suggested by the Census data, this level of parking provision is in line with the maximum parking standards set out within the London Plan (FALP). It is also recognised that the existing residential units are not served by dedicated on-site parking spaces, so the addition of on-site parking provision is likely to lead to a decrease in the demand for on-street parking within the vicinity of the site.</p> <p>The properties will be accessed via a new shared use access road, within Connaught Gardens. Track runs have been included to demonstrate the accessibility of each of the parking spaces. The applicant intends that the refuse collection arrangements for the new dwellings will feed into the arrangements already in place for the existing residential units.</p> <p>It is considered that the proposal is unlikely to have any significant negative impact upon the surrounding</p>	

No.	Stakeholder	Question/Comment	Response
		<p>highway network. Therefore, the highway and transportation authority does not wish to raise any objection to the above application.</p> <p>Informative The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p>	
	<b>EH Pollution</b>	<p>Combustion and Energy Plant:</p> <p>Prior to installation details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).</p> <p>Reason: As required by The London Plan Policy 7.14</p> <p>Control of Construction Dust:</p> <p>No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA with reference to the GLA's Control of Dust and Emissions during Construction and Demolition. The site or Contractor Company should also be registered with the Considerate Constructors Scheme. Proof of registration must be sent</p>	Noted, condition added as recommended.

No.	Stakeholder	Question/Comment	Response
		<p>to the LPA prior to any works being carried out on the site.</p> <p>As an informative:</p> <p>Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.</p>	
	<b>SUDs Officer</b>	<p>The development hereby permitted shall not begin until further details of the design implementation, maintenance and management of the sustainable drainage scheme have been submitted &amp; approved in writing by the Local planning Authority. Details shall include:-</p> <ul style="list-style-type: none"> <li>(a) Written permission from Thames Water Authority to connect to the existing network and capacity exists in the network to take the water.</li> <li>(b) Details of an emergency plan should the pumps fail.</li> <li>(c) Management and maintenance plan for the lifetime of the development, management by Residents Management Company or other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.</li> </ul>	Noted, condition attached as recommended.
	<b>EXTERNAL</b>		
	<b>Thames Water</b>	<p>We would not have any objection to the above planning application.</p> <p>Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of</p>	

No.	Stakeholder	Question/Comment	Response
		10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.	
	<b>NEIGHBOURING PROPERTIES</b>		
		<p>Design</p> <ul style="list-style-type: none"> <li>• Overdevelopment</li> <li>• The existing orientation should be retained</li> <li>• The materials do not reflect the surrounding properties</li> <li>• The design and materials are not in keeping with the surrounding area</li> <li>• The materials should be changed from contemporary to reflect the located context</li> <li>•</li> <li>• The proposal will double the footprint of the building and be more dense</li> <li>• The density of the site should not allowed to increase</li> <li>• The 70% increase in density is unacceptable</li> <li>• The density assessment in the applicant's planning statement is misleading and inaccurate</li> <li>• The site area is 0.14 hectares therefore the density range is 4.9 – 9.1 the applicant has</li> </ul>	<p>The proposal is not considered to be overdevelopment as set out in the body of the report</p> <p>The proposed orientation is not considered to result in any adverse impact on neighbours</p> <p>The proposed design uses a mix of modern and traditional materials that are considered to be high quality</p> <p>The increased density is considered acceptable as set out in the body of the report</p> <p>The Council has calculated the density in para 6.5.3</p>

No.	Stakeholder	Question/Comment	Response
		<p>claimed this to be 6-10</p> <ul style="list-style-type: none"> <li>• The proposed density equates to 264 hr/ha the london plan recommends 150-220 hr/ha</li> <li>• The London Plan recommend a density of 65-35 u/ha the proposed density if 43 u/ha</li> <li>• The overall Connaught House development would result in a density of 336 hr/ha</li> </ul> <p>Impact on neighbouring properties</p> <ul style="list-style-type: none"> <li>• Dwellings are too high and too close to the boundaries</li> <li>• Loss of sunlight/daylight to neighbouring properties</li> <li>• The houses will be overbearing</li> <li>• The dwellings are too high and too close to the boundaries</li> <li>• Overlooking and loss of privacy to neighbouring properties</li> <li>• The large area of glass in the rear elevation will increase overlooking</li> <li>• The southernmost house is to large and should be reduced</li> <li>• The southern flank wall should be reduced</li> <li>• The works to create basements will effect neighbouring houses</li> </ul> <p>Other matters</p> <ul style="list-style-type: none"> <li>• Trees on the site were felled before the</li> </ul>	<p>It is acknowledged that the proposal exceeds the London Plan Density Matrix however the proposed accommodation, design and impact on neighbours is considered acceptable.</p> <p>The increase height is not considered to have a significant impact on neighbouring amenity The impact on sunlight and daylight for the neighbouring properties is assessed under heading 6.6 and there is no significant impact or over bearing appearance</p> <p>The impact on privacy properties is assessed under heading 6.6 and there considered to be no significant loss of privacy</p> <p>The impact on the properties to the south is assessed in para 6.6.5</p> <p>The impact of the basement is considered in para 6.6.8.</p>



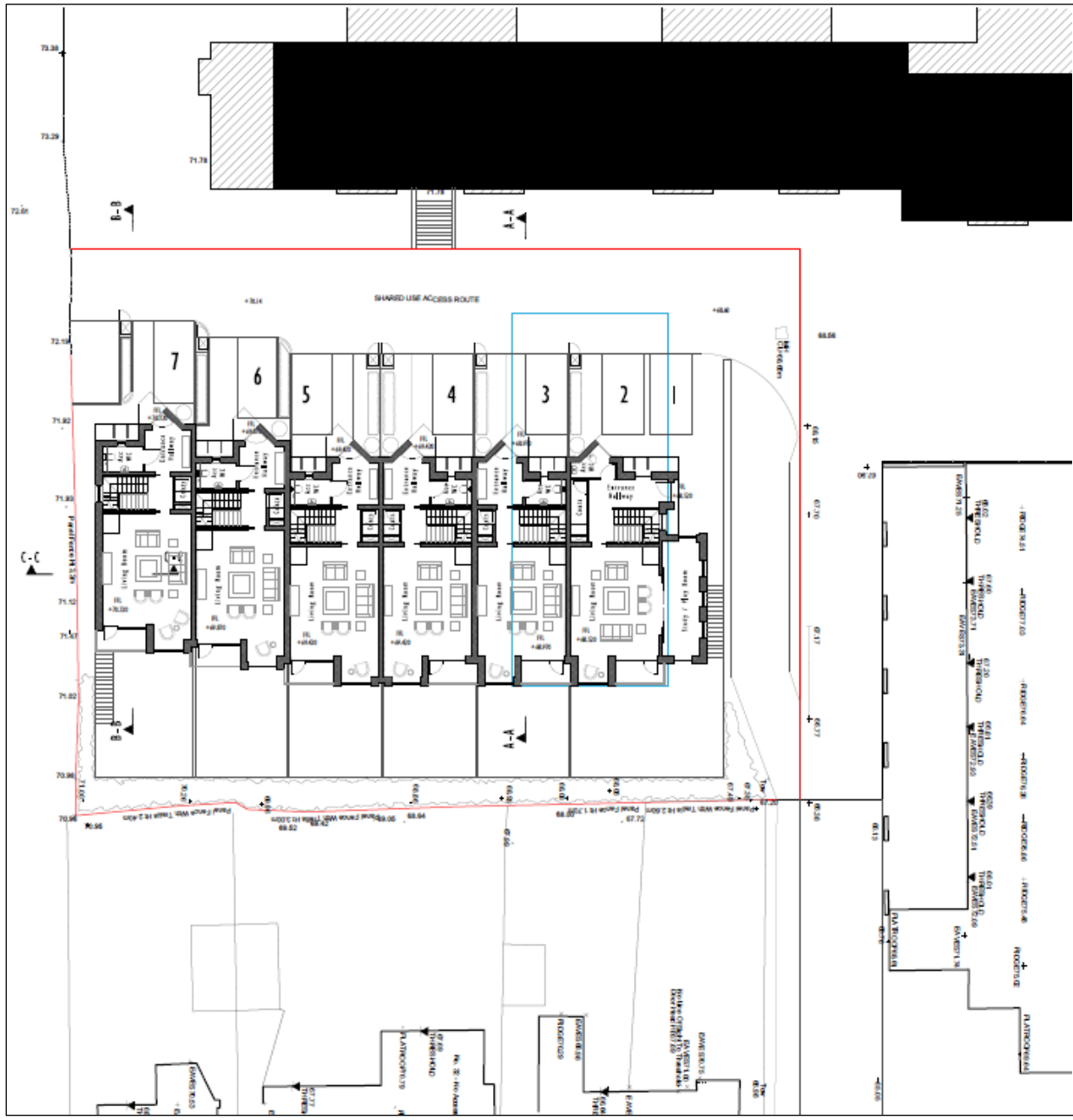
No.	Stakeholder	Question/Comment	Response
		<p>submission of the application</p> <ul style="list-style-type: none"> <li>• The proposal will remove green space a reduce amenity</li> <li>• The trees recently felled should be replaced</li> </ul> <ul style="list-style-type: none"> <li>• The increase in residents will increase parking pressure in the area</li> <li>• The existing access will become dangerous</li> </ul> <ul style="list-style-type: none"> <li>• The obligation to provide social housing has been avoided.</li> <li>•</li> <li>• The proposed houses should be moved to allow replacement planting</li> <li>• The applicant previous indicated they would replace the trees removed but the current proposal does not allow this</li> <li>• The consultation process has been difficult to engage with</li> </ul> <ul style="list-style-type: none"> <li>• The owners of 10-27 Connaught House have a vested interest in the development of the site and their views should be regarded as inadmissible</li> </ul>	<p>The trees on the site were not protected so could be felled without consent Replacement landscaping and garden areas are provided Trees are proposed on the southern boundary close to where the trees were removed</p> <p>The impact on parking and highway safety is assessed under heading 6.7</p> <p>As set out in para 6.3.6 a contribution to affordable housing will be required.</p> <p>The proposed landscaping is considered adequate and provides several trees on boundaries and to west of the houses</p> <p>Consultation was carried out prior to submission in excess of the statutory requirements</p> <p>The proposal has been determined in accordance with the development plan so little weight has been given to the support from the owners of this property</p>

**Appendix 2 Plans and Images**

**Location Plan**



Proposed site plan



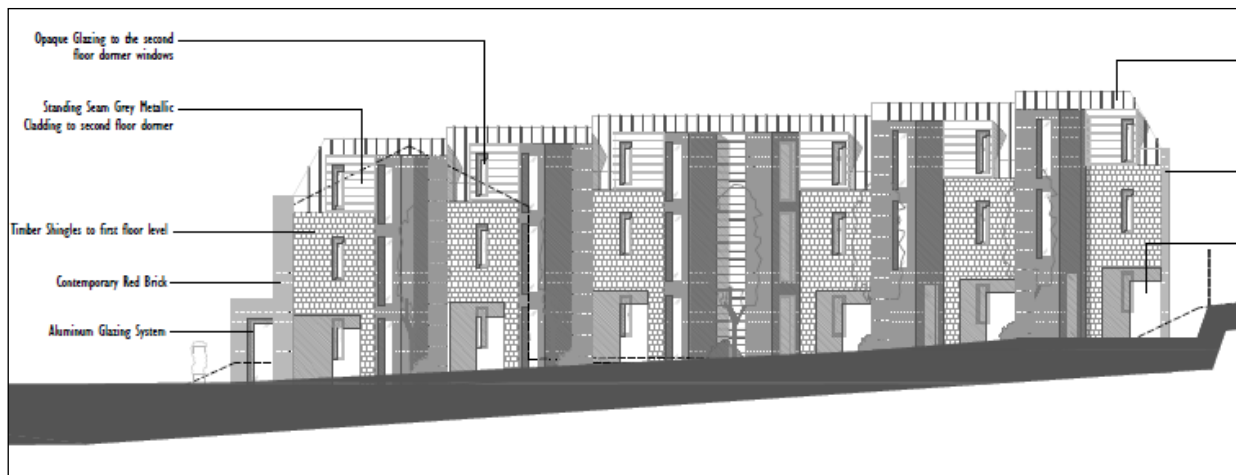
**Proposed visualisation– front**



**Proposed visualisation– rear**



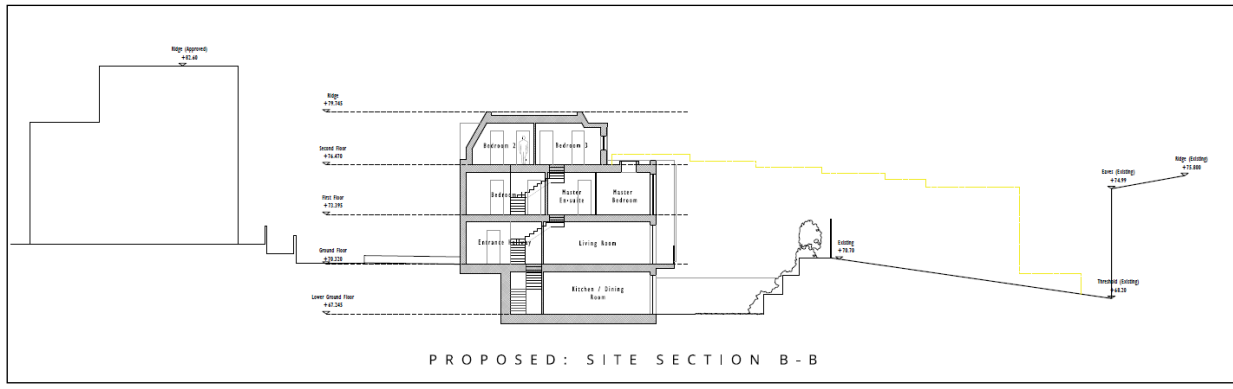
### Front elevation



### Rear elevation



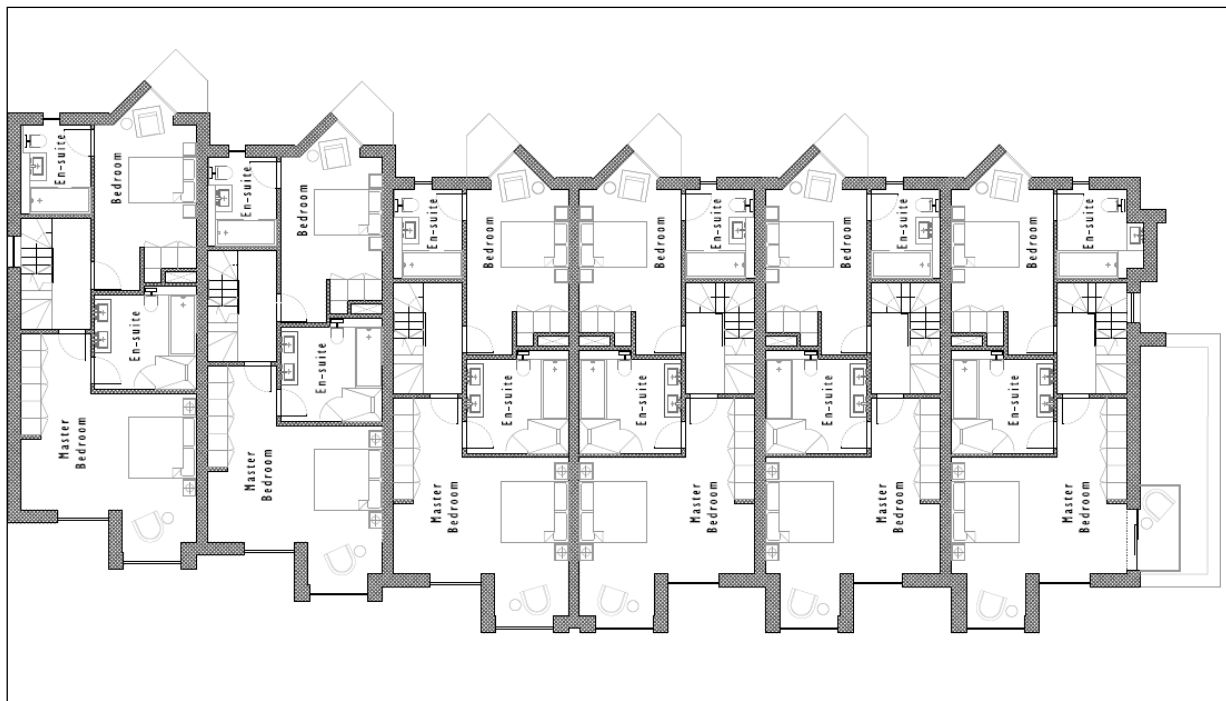
### Site section



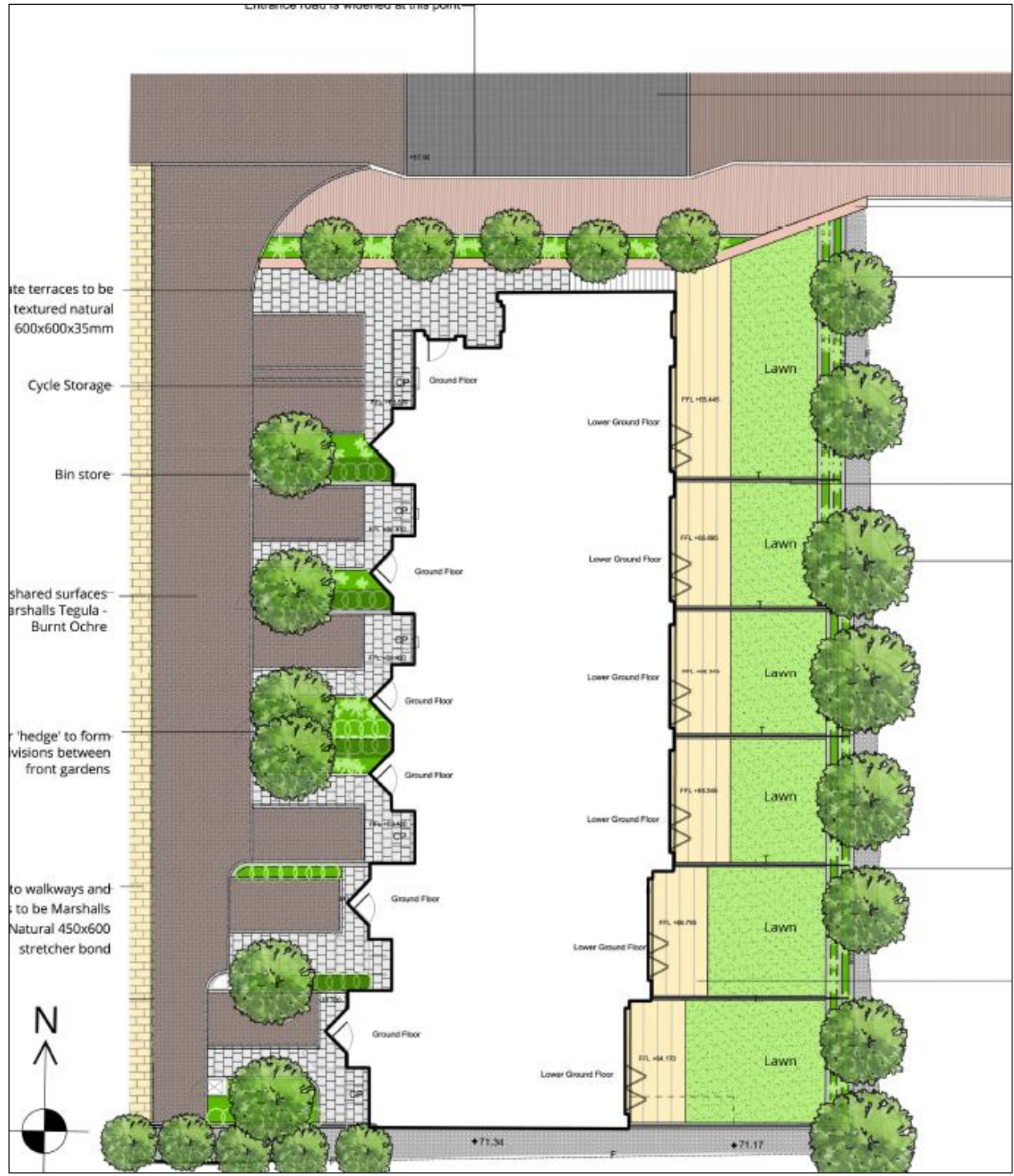
### Ground floor plan



### First floor plan



### Proposed Landscaping





## **Appendix 3 QRP Note**

### **London Borough of Haringey Quality Review Panel**

Report of Chair's Review Meeting: Connaught Gardens

Monday 20 April 2015

River Park House, 225 High Road, London, N22 8HQ

#### **Panel**

Peter Studdert (chair)

Tim Pitman

#### **Attendees**

Emma Williamson	London Borough of Haringey
Matthew Gunning	London Borough of Haringey
Robbie McNaugher	London Borough of Haringey
Richard Truscott	London Borough of Haringey
Deborah Denner	Frame Projects

#### **Apologies / report copied to**

Stephen Kelly	London Borough of Haringey
Nairita Chakraborty	London Borough of Haringey

#### **Confidentiality**

This is a pre-application review, and therefore confidential. As a public organisation Haringey Council is subject to the Freedom of Information Act (FOI), and in the case of an FOI request may be obliged to release project information submitted for review.

#### **1. Project name and site address**

5- 9 Connaught House, Connaught Gardens, London N10

#### **2. Presenting team**

David Wolff Wolff Architects  
Ed Wheeler Wolff Architects  
Owain Nedin Nathaniel Lichfield & Partners

#### **3. Planning authority's views**

Planning officers have attended pre-application meetings to discuss this scheme, and feel the design team have responded positively to their comments to date. Local residents have raised some concerns about the scheme. The Quality Review panel's views on the proposals would be welcomed, particularly in terms of site layout, and the increase from 5 to 6 dwellings.

#### **4. Quality Review Panel's views**

## *Summary*

In broad terms, the Quality Review Panel supports the development proposals for Connaught House. A clear rationale is apparent in the layout and massing of the terrace housing, and high quality residential architecture is proposed. As design work continues towards a planning submission, the panel would encourage some simplification of the architectural expression. More information will also be needed about the landscape design, particularly for the street to the west of the site. Further detailed comments are provided below.

## *Layout and massing*

- The panel supports the layout of the new terrace of homes running from north to south across the site.
- These will face the block of flats to the west, clearly defining a street between the two developments.
- The panel supports the scale of development proposed, with 3 storeys plus a lower ground floor.
- The panel thinks a convincing case has been made for increasing the number of homes on this site from 5 to 6.

## *Architectural expression*

- The panel welcomes the ambition of the architectural expression, and supports the aspiration for contemporary, contextual design - but thinks this could be refined in some areas.
- The terrace of homes steps down with the topography of the site. The panel does not think it is necessary to impose symmetry on the long elevations by giving the two central homes a consistent ridge height.
- A complex building envelope is proposed, with several construction materials – which will be challenging in terms of construction detailing.
- The panel would encourage the architects to consider simplifying the range of materials and details, to ensure that high quality construction is achieved.

## *Landscape design*

- The public realm between this development and the approved apartment development to the west will be critical to the success of this scheme.
- As well as providing access to the apartments and terraced homes, this space will need to accommodate parking, bikes, and refuse collection.
- To the north of the site, the panel welcomes the firm edge to the development, created by a raised planting bed, with a balcony terrace at first floor level above.
- Detailed landscape designs would be helpful to demonstrate the quality of the street to the west, front gardens, and the boundary treatment to the north.

## *Next steps*

The panel is confident that the project team will be able to address the points above, in consultation with Haringey officers.

**Appendix 3 - Floor space standards**

<b>London Requirement</b>	<b>Plan</b>		<b>Proposed room size</b>	<b>Compliance?</b>
<b>House 1</b>		4b6p		
Kitchen/Diner/Living Room	31		60	Yes
Bedroom 1	12		24	Yes
Bedroom 2	12		14	Yes
Bedroom 3	8		12	Yes
Bedroom 4	8		13	Yes
Total Floor Area	113		206	Yes
Private Amenity	9		52	Yes
<b>House 2</b>		4b6p		Yes
Kitchen/Diner/Living Room	31		60	Yes
Bedroom 1	12		24	Yes
Bedroom 2	12		14	Yes
Bedroom 3	8		12	Yes
Bedroom 4	8		13	Yes
Total Floor Area	113		104	Yes
Private Amenity	9		44	Yes
<b>House 3</b>		4b6p		Yes
Kitchen/Diner/Living Room	31		60	Yes
Bedroom 1	12		24	Yes
Bedroom 2	12		14	Yes
Bedroom 3	8		12	Yes
Bedroom 4	8		13	Yes
Total Floor Area	113		104	Yes
Private Amenity	9		40	Yes
<b>House 4</b>		4b6p		Yes
Kitchen/Diner/Living Room	31		60	Yes
Bedroom 1	12		24	Yes
Bedroom 2	12		14	Yes
Bedroom 3	8		12	Yes
Bedroom 4	8		13	Yes
Total Floor Area	113		104	Yes
Private Amenity	9		36	Yes
<b>House 5</b>		4b6p		Yes
Kitchen/Diner/Living Room	31		60	Yes
Bedroom 1	12		24	Yes
Bedroom 2	12		14	Yes
Bedroom 3	8		12	Yes
Bedroom 4	8		13	Yes
Total Floor Area	113		104	Yes
Private Amenity	9		35	Yes
<b>House 6</b>		4b6p		Yes
Kitchen/Diner/Living Room	31		101	Yes
Bedroom 1	12		28	Yes
Bedroom 2	12		14	Yes

Bedroom 3	8	12	Yes
Bedroom 4	8	13	Yes
Total Floor Area	113	213	Yes
Private Amenity	9	68	Yes

Planning Sub Committee 5<sup>th</sup> October 2015

Item No:

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2015/1820	<b>Ward:</b> Fortis Green
<b>Address:</b> Beacon Lodge, 35 Eastern Road, London N2	
<p><b>Proposal:</b> Part demolition and part retention and extension of existing buildings and change of use from former residential institution use (Class C2) to residential (Class C3), comprising 3 x 4-bedroom 3-storey (plus basement) houses. Construction of 6 new maisonettes comprising 3 x 3-bedroom 2-storey (plus basement) apartments and 3 x 2-bedroom 2-storey apartments. Erection of 1 replacement dwelling comprising 4 bedrooms in a 2-storey (plus basement) house. Provision of associated car parking, open space and landscaping and tree work.</p> <p><b>Applicant:</b> Beacon Lodge Properties LLP</p> <p><b>Ownership:</b> Private</p> <p><b>Case Officer Contact:</b> Adam Flynn</p>	
<b>Date received:</b> 23/06/2015	
<p><b>Drawing number of plans:</b> A-GA-0000; A-GA-0010; A-GA-0020; A-GA-0021; A-GA-0022; A-GA-0023; A-GA-0030; A-GA-0031; A-GA-0040; A-GA-0041; A-GA-0042; A-GA-0043; A-GA-0044; A-GA-0045; A-GA-0100; A-GA-0199 Rev A; A-GA-0200 Rev A; A-GA-0201; A-GA-0202; A-GA-0203; A-GA-0210; A-GA-250; A-GA-0300; A-GA-0301; A-GA-0302; A-GA-0303 Rev A; A-GA-0400; A-GA-0410; A-GA-0411; A-GA-0412; A-GA-0413; A-GA-0414; A-GA-0415; A-GA-0416; A-GA-0417; Design and Access Statement (June 2015); Planning Statement (June 2105); Heritage Statement (June 2015); Arboricultural Impact Assessment Report (18 June 2015); Daylight and Sunlight Report (18 June 2015); Energy Strategy (17/06/2015); Sustainability Statement (18/06/2015); Transport Statement (June 2015); Statement of Community Involvement (June 2015)</p>	
<b>PLANNING DESIGNATIONS:</b>	
<p>Fortis Green Conservation Area  Not a Listed Building  Subject to TPOs</p>	
<p><b>1.1</b> The application is a Major Application, and as such this application is referred to committee.</p>	

**1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- The principle of residential development is welcomed on this site
- The proposed residential accommodation would be of an acceptable layout and standard
- The impact of the development on neighbouring residential amenity is acceptable
- The design and appearance of the proposal is acceptable
- The application would preserve and enhance the conservation area and not cause harm
- There would be no significant impact on parking
- The proposal meets the standards outlined in the London Plan Housing SPG
- The application is in accordance with the development plan

**2. RECOMMENDATION**

2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is given delegated authority to issue the planning permission and impose conditions and informatives subject to a section 106 Legal Agreement.

2.2 That the section 106 Legal Agreement referred to in the resolution above is to be completed no later than 16 October 2015 or within such extended time as the Head of Development Management shall in her sole discretion allow; and

2.3 That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of all conditions imposed including;

**2.4 Conditions:**

1. Implementation within 3 years
2. In accordance with approved plans
3. External materials to be approved
4. Sustainability
5. No permitted development for extensions or outbuildings
6. No permitted development for satellite dishes
7. Cycle parking
8. Refuse
9. Land contamination investigation works
10. Contamination remediation if required
11. Control of dust
12. Combustion and energy plant
13. Vehicle access
14. Construction Management Plan
15. Trees
16. Trees
17. Landscaping
18. Landscape management
19. Sustainable Drainage

2.5 Informatives:

1. Drainage
2. Thames Water
3. Sewers
4. Groundwater
5. Street Numbering
6. Hours of Construction
7. CIL
8. Crossover
9. Asbestos

2.6 S106 Heads of Terms:

The granting of permission for this application would require a Section 106 legal agreement to address the following heads of terms:

1. An affordable housing contribution of £180,000, together with a review mechanism should the development not be commenced within 18 months of the date of the grant of permission.

2.7 In the event that members choose to make a decision contrary to the officer's recommendation, members will need to state their reasons.

2.8 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:

1. The proposed development in the absence of a financial contribution in lieu of affordable housing provision would have a detrimental impact on the provision of much required affordable housing stock within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to policy SP2 'Housing' of the Council's Local Plan March 2013 and Policy 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) of the London Plan.

2.9 In the event that the Planning Application is refused for the reasons set out in resolution (2.8) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (2.6) above to secure the obligations specified therein.

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3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION
5.0	RESPONSES
6.0	MATERIAL PLANNING CONSIDERATIONS <ul style="list-style-type: none"> <li>• Principle of development;</li> <li>• Design and appearance;</li> <li>• Impact on Conservation Area;</li> <li>• Neighbouring amenity;</li> <li>• Quality of accommodation;</li> <li>• Density;</li> <li>• Affordable Housing;</li> <li>• Transportation;</li> <li>• Trees;</li> <li>• Sustainability;</li> <li>• Land contamination;</li> <li>• Waste;</li> <li>• Accessibility;</li> <li>• Drainage;</li> <li>• Planning Obligations.</li> </ul>
7.0	COMMUNITY INFRASTRUCTURE LEVY
8.0	CONCLUSION
9.0	RECOMMENDATION
10.0	APPENDICES Appendix 1 – Consultation Responses Appendix 2 – Plans

### **3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS**

#### **3.1 Proposed Development**

3.1.1 The proposal involves the part demolition and part retention and extension of the existing 'Beacon Lodge' building, and the change of use of the building from a former residential institution use (Class C2) to residential units (Class C3), comprising 3 x 4-bedroom 3-storey (plus basement) houses. Together with this is the construction of 6 new maisonettes in a separate block comprising 3 x 3-bedroom 2-storey (plus basement) apartments and 3 x 2-bedroom 2-storey apartments, and the erection of 1 replacement dwelling to the rear of the site, comprising 4 bedrooms in a 2-storey (plus basement) house. Associated car parking, open space provision, landscaping and tree work is also proposed.

#### **3.2 Site and Surroundings**

3.2.1 The property at 35 Eastern Road is located on the western side of Eastern Road and comprises a part three-storey and part two-storey residential building. The original building has been extended in the past, and was used as a care



home. There is a single storey residential building to the rear of the site, adjoining a parking area in Western Road to the west.

3.2.2 The building falls within the Fortis Green Conservation Area, but it is not statutorily or locally listed.

3.2.3 The site sits within a residential area, and is surrounded by a mixture of residential property types.

### **3.3 Planning and Enforcement History**

3.3.1 OLD/1962/0192 – Dwelling for welfare worker in rear garden with access from Western Road – Granted 25/07/1962

OLD/1967/0181 – Extension to form dwelling for staff – Granted 07/11/1967

## **4.0 CONSULTATION RESPONSE**

4.1 The following were consulted regarding the application and the following responses were received, and are summarised below (full responses contained in Appendix 1):

4.2 Internal:

a) LBH Conservation Officer: No objection, subject to conditions.

b) LBH Transportation: No objection, subject to conditions.

c) LBH Environmental Health: No objection, subject to conditions.

d) LBH Waste Management: No objection, subject to conditions.

4.3 External:

e) Thames Water: No objection, request informatives.

f) London Fire Brigade: No objection.

### **Pre-application advice**

4.4. A Pre-application meeting with the Planning Department was held on 16 April 2015. The architects were advised as to the principle of development, the form and scale of the building proposed for the site, car parking and access, trees and refuse storage.

4.5 The application was presented to the Quality Review Panel on 20 May 2015. The Quality Review Panel finds much to admire in the development proposals for Beacon Lodge. The decision to strip away recent poor quality additions to the original building is welcomed. The panel would encourage the design team to go further with this approach, to achieve a scheme based on high quality

contemporary additions to the original 19th century building. The Panel also think there is scope to improve the architecture of the new maisonettes, to reflect the qualities and visual interest of nearby houses in the conservation area. The panel supports the concept of rebuilding the existing bungalow to the west of the site as a 'pavilion' residential building. The scheme also creates a generous communal garden, allowing for the preservation of mature trees on the site.

- 4.6 The application was presented to members at pre-application briefing on 1 June 2015 and the minutes set out the following: Clarification was sought on the low number of units proposed relative to the size of the site and whether this was a conscious decision linked to affordable housing obligations. The applicant outlined that the reason for this was the inherent constraints of the site including the number of Tree Preservation Orders (TPOs) in place and its backland nature. In response to concerns regarding the impact of construction on the TPO trees on site, it was confirmed that a full tree survey would be undertaken to establish full root protection zones to secure the retention of all trees subject to TPOs.

## **5.0 LOCAL REPRESENTATIONS**

- 5.1 The following were consulted on the application:

Ward Councillors  
Adjoining neighbours (110 letters sent)

Beechwood Close Resident' Association Limited  
Muswell Hill and Fortis Green Association  
Beacon Lodge Interest Group

- 5.2 3 comments from local residents have been received, and the matters raised being (full responses to comments are contained in Appendix 1):
- Height is unacceptable
  - Impacts on light to opposite properties
  - Front boundary treatment should screen car parking
  - Car parking
  - Over intensive development
  - Less building would be more appropriate
  - Design and materials of maisonettes
  - Loss of trees / impact on trees
  - Landscaping and maintenance of open space
  - No access should be granted to rear access into Beechwood Close

## **6.0 MATERIAL PLANNING CONSIDERATIONS**

- 6.1 The main issues in respect of this application are considered to be:
- Principle of development
  - Design and appearance
  - Impact on Conservation Area

- Neighbouring amenity
- Residential Mix and quality of accommodation
- Affordable Housing
- Transportation
- Trees
- Sustainability
- Land contamination
- Waste
- Accessibility

## 6.2 Principle of Development

- 6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.
- 6.2.2 The NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2 seek to maximise the supply of additional housing to meet future demand in the borough and London in general. The proposal is for the creation of 10 new residential units. The principle of introducing additional residential units at the site would be supported by the Council in augmenting housing stock in the area, and in meeting the intent of the NPPF, London Plan Policy 3.3 and Local Plan Policies SP1 and SP2, albeit all other material planning considerations are to be met.
- 6.2.3 Local Plan Policy SP16 sets out the Council's aim to ensure appropriate improvement and enhancements, and where possible, protection of community facilities and services. Draft DMPD Policy DM58 seeks the protection of existing social and community facilities, unless a replacement facility is provided which meets the needs of the community. However, Saved UDP Policy HSG2 states that a change of use to residential use would be acceptable, provided that the site does not lie in a designated employment area, there will be no loss of open space, the site is not designated within a shopping frontage, and will provide satisfactory living conditions.
- 6.2.4 The site is currently vacant but Beacon Lodge was previously in Class C2 use as a home for mothers in need and their children, and was run by the Beacon Lodge Charitable Trust. The dwelling to the rear of the site was previously in Class C3 use as a caretaker's lodge. Previous to the use of Beacon Lodge by the charity it had been a single dwellinghouse in Class C3 use. The applicant has stated that that Local Authority grant funding for the charity was stopped in the second half of 2014. This had a detrimental impact on the ability of the charity to continue their former services. The site was vacated due to being surplus to requirements. Since the charity vacated the building, the site has been occupied by 'live-in guardians' solely to ensure the ongoing security of the site.

6.2.5 The site remains vacant, despite the charity ceasing operations in July 2014, demonstrating the lack of requirement for this infrastructure in this location. The applicant has stated that the release of the site for residential development has a financial gain to the charity, which is legally bound to use such receipts in the furtherance of its charitable objectives.

6.2.6 As such, the redevelopment proposals would provide much needed housing, contributing to major policy objectives. Furthermore, the site and the proposed development on the site meet all of the criteria set out in Saved Policy HSG2.

### 6.3 Design and Appearance

6.3.1 The NPPF should be considered alongside London Plan 2015 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.

6.3.2 The scheme proposes to convert the existing building to family sized flats. This would ensure that the building's new use is closest to the original use of the building. As part of the conversion, the scheme proposes to remove the inappropriate and poor quality alterations that detract from the architecture of the building. This includes removal of the fire escape and the inappropriate UPVC windows.

6.3.3 In addition, the scheme also proposes additional floor space at the roof level. This is proposed to be set back from the front elevation of the building and would be in a buff coloured brick. This would complement the existing building whilst remaining sub-ordinate to it. The scheme also adds an additional floor to the rear with a gable end. This would also complement the existing architectural language of the building whilst continuing to be sub-ordinate to it. Overall, the proposal is considered to preserve and enhance the significance of the building, both individually and within the Conservation Area.

6.3.4 To the south of the main building, the scheme proposes to erect a terrace of six maisonettes. These would be three storeys in height and would be in line with the existing building. This would have an impact on the setting of the existing building in that it would reduce the extensive open grounds in the vicinity of the site. However, the harm would not be substantial as this portion of the street frontage of the site is currently dominated by hard surfacing, which limits the open aspect of this area of the site. A substantial part of the open area would be retained as communal amenity space for the proposed units, without any impact on the topography or natural setting of the site. It is also considered that the gap in the street frontage detracts from the tightly knit urban grain elsewhere in the conservation area. As such, the proposed terrace would be considered to 'repair' the street frontage resulting in a more balanced continuous street scene.

6.3.5 The design of the proposed terrace relates appropriately to the established layout and scale of existing buildings within the area. The proposed architectural language and materials are such that they interpret the 'terrace

housing' in a contemporary way without appearing dominant or intrusive on the street scene. Whilst the car parking to the front would be retained for the purposes of the new units, appropriate landscaping is proposed to be incorporated in order to reduce the visual intrusiveness of the paving. Overall, it is considered that the proposed terrace would complement the existing street scene as well as the original building.

- 6.3.6 To the rear, the scheme proposes to demolish a modest single storey dwelling that the Council's Conservation Officer states does not contribute to the conservation area. This is proposed to be replaced with a high quality 'modernist' style detached house, two storeys in height (above ground level). The scale and layout of the building is such that it appears to be an ancillary 'garden pavilion' style building that relates to the established nature of the site. The Council's Conservation Officer states, in terms of the architectural language, it positively enhances the setting of the existing building and the wider conservation area.
- 6.3.7 Overall, the proposal is considered to be acceptable and in general accordance with London Plan 2015 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

#### 6.4 Impact on Conservation Area

- 6.4.1 The site falls within the Fortis Green Conservation Area. NPPF chapter 12 'Conserving and enhancing the historic environment' and London Plan policy 7.8 'Heritage Assets and Archaeology' states that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. Similarly Local Plan Policy (2013) SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment.
- 6.4.2 There is a legal requirement for the protection of the Conservation Area. The Legal Position on the impact on these heritage assets is as follows, and Section 72(1) of the Listed Buildings and Conservation Areas Act 1990 provide:
- 6.4.3 "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." Among the provisions referred to in subsection (2) are "the planning Acts".
- 6.4.4 The Barnwell Manor Wind Farm Energy Limited v East Northamptonshire District Council case tells us that "Parliament in enacting section 66(1) did intend that the desirability of preserving listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."
- 6.4.5 The Government in the case of the Queen (on the application of The Forge Field Society) v Sevenoaks District Council says that the duties in Sections 66

and 72 of the Listed Buildings Act do not allow a Local Planning Authority to treat the desirability of preserving of listed buildings and the character and appearance of conservation areas as mere material considerations to which it can simply attach such weight as it sees fit. If there was any doubt about this before the decision in Barnwell, it has now been firmly dispelled. When an authority finds that a proposed development would harm the setting of a listed building or the character or appearance of a conservation area or a Historic Park, it must give that harm considerable importance and weight. This does not mean that an authority's assessment of likely harm to the setting of a listed building or to a conservation area is other than a matter for its own planning judgment. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasized in Barnwell, that a finding of harm to the setting of a listed building or to a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory one, but it is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. An authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.

- 6.4.6 In short, there is a requirement that the impact of the proposal on the heritage assets be very carefully considered, that is to say that any harm or benefit needs to be assessed individually in order to assess and come to a conclusion on the overall heritage position. If the overall heritage assessment concludes that the proposal is harmful then that should be given "considerable importance and weight" in the final balancing exercise having regard to other material considerations which would need to carry greater weight in order to prevail
- 6.4.7 The proposed alterations to the main building as well as the pavilion building to the rear would preserve and enhance the appearance of the original building. The conversion of the existing building to family sized flats would ensure that the building's new use is closest to the original use of the building. The change of use is also compatible with the established suburban residential character of the conservation area. The terraced development to the south would cause some harm to the current open setting of the existing building and site within the conservation area, however, this harm is considered to be less than substantial as the existing open space creates a gap in the street frontage which detracts from the conservation area. The terraced development would complete the street frontage, enhancing the appearance of the area.
- 6.4.8 This harm has been given considerable weight and is considered to be outweighed, in conservation terms, by the improvements to the streetscape.
- 6.4.9 The layout, scale, massing and the architectural language would complement and positively enhance the conservation area and would outweigh the less than substantial harm caused due to the development. In addition, the scheme would retain the landscaped area as communal space, similar to the site's current use.

As such, the scheme would preserve and enhance the significance of the heritage assets and would be acceptable.

## 6.5 Impact on the amenity of adjoining occupiers

- 6.5.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.
- 6.5.2 The proposal has been accompanied by a daylight/sunlight report and shadowing report. These reports confirm that there would be no harmful loss of daylight/sunlight to adjoining neighbours. Whilst it is acknowledged that minor daylight reductions do occur to the properties having windows in flank walls facing the boundary (27 and 37 Eastern Road), the layouts of these properties are such that these windows serve either non-habitable space or space that remains very well lit from another aspect. As such, there would be no noticeable effect on any habitable rooms, and the proposal is fully compliant with the BRE guidelines.
- 6.5.3 The proposed terraced maisonette block would be set back some 6 metres from the flank wall of 27 Eastern Road, being the nearest windows facing the proposal. These windows either do not serve habitable rooms or are secondary windows to living rooms. Given this, the 6 metre separation distance, in an urban environment, is appropriate to preserve the outlook from the neighbouring property. No windows are proposed that look directly towards number 27, which will ensure the privacy of this property is maintained.
- 6.5.4 The neighbouring property to the north has no habitable room windows facing the development and is adjacent to the existing Beacon Lodge building, and the nearest properties to the east are located over 25 metres away on the opposite side of Eastern Road. To the west, properties are over 25 metres away from the pavilion dwelling to the rear of the site. The privacy of neighbouring occupiers would not be negatively affected, or their outlook compromised to any significant degree.
- 6.5.5 Noise pollution is dealt with under saved UDP Policy UD3 which resists developments which would involve an unacceptable level of noise beyond the boundary of the site. This stance is in line with the NPPF and with London Plan Policy 7.15 and Policy SP14 of Haringey's Local Plan. Given the scale of the proposal and the nature of noise from residential uses, the proposal would not cause a significant degree of noise and disturbance upon nearby residents in meeting the above policy framework.
- 6.5.6 Conditions are recommended requiring adequate dust control to protect the amenities of neighbours during the build phase of the development.

6.5.7 The proposal does not harm the amenities of neighbours and is in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2015 Policy 7.6.

## 6.6 Residential Mix and Quality of Accommodation

6.6.1 The Council's policy SP2 states that the Council will provide homes to meet Haringey's housing needs and provide a range of unit sizes. This development contributes towards the housing need. The housing mix provided is acceptable given the constraints of the site, and the number of units and the quality of accommodation on offer.

6.6.2 London Plan Policy 3.5 and accompanying London Housing Design Guide set out the space standards for all new residential developments to ensure an acceptable level of living accommodation offered. The standards by which this is measured are set out in the Mayor's Housing SPG 2012.

6.6.3 In assessing the proposal against these requirements, all the dwellings and flats would accord with the minimum unit size requirements. Furthermore, the proposal would provide sufficient private amenity space, by way of a garden or a good sized terrace, to each dwelling, together with a large area of communal amenity space. Therefore, the proposal would provide an acceptable level of amenity for future occupiers.

## 6.7 Density

6.7.1 Density is relevant to whether the amount of development proposed is appropriate for a site. London Plan Policy 3.4 notes that the appropriate density for a site is dependent on local context and character, its location and accessibility to local transport services. Policy 3.4 and Local Plan Policy SP2 require new residential development to optimise housing output for different types of location within the relevant density range taking account of the guidance on density levels set out in the Density Matrix of the London Plan.

6.7.2 The site red line site area is 0.31 hectares, the surrounding area is considered to be suburban and has a PTAL of 3. The density proposed is 32 (10 units / 0.3110 ha) units per hectare and 152 (47 habitable rooms / 0.31 ha) habitable rooms per hectare which falls within the guideline of 150-250 hr/ha set out in the London Plan.

6.7.3 It should be noted that density is only one consideration of the acceptability of a proposal. As set out above the proposal provides a good standard of accommodation with generous room sizes and garden space. As such, at the density proposed the proposal therefore can be considered acceptable if it has an acceptable impact on neighbouring occupiers and is in keeping with the scale and character of the surrounding area through exemplary design.

## 6.8 Affordable Housing



- 6.8.1 Policy 3.12 of the London Plan 2013 seeks to maximise affordable housing provision and ensure an average of at least 13,200 more affordable homes per year in London over the 20-25 year term of the London Plan.
- 6.8.2 Saved Policy HSG 4 of the UDP 2006 requires developments to provide a proportion of affordable housing to meet an overall borough target of 50%. This target is reiterated in Policy SP2 of the Local Plan. As this proposal effectively results in an uplift of 9 units, the 20% requirement policy applies. This generates an off-site affordable housing contribution of £355,750.50, based on the £357 per square metre charge set out in the October 2014 Planning Obligations SPD.
- 6.8.3 The Applicant submitted a viability assessment which demonstrated that the full amount of the contribution is not affordable in terms of the viability of the development. This has been independently assessed by consultants, who consider the scheme would still be viable with such a contribution.
- 6.8.4 There is a difference in the opinions of the two consultants with regards to the sales figures used in the assessments, and as such the applicant has provided an offer of £180,000. The applicant has also accepted that a review mechanism be included in the S106, should the development not commence within 18 months of permission being granted. While it is acknowledged that this offer is short of the Council's requirements, on balance, given the imposition of a review mechanism, it is considered acceptable as it would allow the development to come forward, as well as providing a contribution towards affordable housing.

## 6.9 Transportation

- 6.9.1 The application site falls within an area that has a medium Public Transport Accessibility Level (PTAL) of 3 and is served by a number of bus routes. The site is also within reasonable walking distance of East Finchley underground station. It is considered that prospective residents of the development would use sustainable modes of transport for some journeys to and from the site. However, the large family sized units are likely to have a need for the use of a private vehicle. The Fortis Green controlled parking zone (CPZ), which operates Monday to Friday 11:00am-1:00pm and has the primary function of preventing commuter parking. However, there are indications that the area suffers from a level of on-street parking stress outside the CPZ operational times.
- 6.9.2 The 10 units will be served by 10 on-site parking spaces. Given that the size of the units and the fact that the surrounding area is known to suffer from on-street parking stress, it is considered that the relatively high parking ratio is justified in this case. Notwithstanding this, the level of parking provision falls in line with both the Council's parking standards set out within the appendix of the Unitary Development Plan as well as standards set out within the London Plan. The proposal includes covered and secure cycle storage to London Plan standards.
- 6.9.3 The application is supported by a Transport Statement, which concludes the

proposal would have a similar level of traffic generation expected in connection with the sites existing C2 use class. It is therefore considered that the proposal is unlikely to result in any significant increase in traffic generation.

6.9.4 The site currently has a main point of access onto Eastern Road, but also has a minor secondary access from Western Road via the garages to the rear of Beechwood Close. It has been noted that the proposal will involve the creation of a second crossover onto Eastern Road, which will facilitate an "In & out" access arrangement. Although the application will involve the retention of the secondary access to the rear of the site, servicing and deliveries will take place from Eastern Road. This is considered to be acceptable.

6.8.5 The Council's Transportation team has assessed the application, and have concluded that overall, the development is unlikely to generate any significant increase in traffic and parking demand which would have any adverse impact on the local highways network in the area surrounding the site. Conditions are recommended regarding the imposition of a construction management and logistics plan to ensure construction disruption is minimised, and for the construction of the access to the site. The proposal is therefore acceptable and would promote sustainable modes of travel over the private motor vehicles in accordance with London Plan 2015 Policy 6.9 and Local Plan 2013 Policy SP7.

#### 6.10 Trees

6.10.1 London Plan Policy 7.21 and Saved Policy OS17 of the Unitary Development Plan 2006 seeks to protect and improve the contribution of trees, tree masses and spines to local landscape character.

6.10.2 The scheme has been designed to minimise the impact on trees and to avoid their root protection areas as much as possible. A tree survey and report was submitted with the application to ensure the trees are considered in the development of the proposals.

6.10.3 The majority of trees on the site will be retained, however, some trees at the front of the site are proposed to be removed to enable adequate access to the properties. However, these trees to be removed are not subject to TPOs and their loss will be mitigated with landscaping and replacement planting across the site. Landscaping of the site and the management of the landscaping would be secured via condition. The applicant has stated that a Tree Protection Plan will be prepared prior to commencement of development on the site, and this will be secured via a condition on any permission.

#### 6.11 Sustainability

6.11.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan and SPG 'Sustainable Design & Construction' set out the sustainable objectives in order to tackle climate change. The Council requires new residential development proposals to meet the minimum Code for Sustainable Homes Level 4 criteria as required under Local Plan Policy SP4.

6.11.2 Details have been provided with the application to demonstrate that the scheme would achieve a minimum 35% reduction in carbon emission, though the use of high quality construction standards, high quality windows, high levels of insulation and the provision of PV panels and roof integrated PV tiles, which have resulted in an improvement in the proposed energy performance of the building, compared to current (2013) Building Regulations, This is line with policy London Plan Policy. A condition to ensure the units are constructed to meet London Plan Policy 5.2 is recommended, and would ensure the proposal accords with the NPPF 2012 and to London Plan 2015 Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, as well as Policy SP4 of Haringey's Local Plan 2013, which require all residential development proposals to incorporate energy technologies to reduce carbon emissions.

6.11.3 A further condition has been recommended by the Council's Environmental Health Officer requiring the submission of details regarding the gas boiler details and ensuring these are efficient and accord with the London Plan's NOx emission standards.

#### 6.12 Contamination

6.12.1 There has been some investigation below ground on site. The proposal has been viewed by the Council's Pollution Officer who raises no objection to the scheme, however, requires that conditions are included with regards to site investigation and remediation should it be required.

6.12.2 Therefore, the proposal, subject to a thorough site investigation and appropriate remediation, where required, is considered to be acceptable and appropriate for a residential development and is in general accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.

#### 6.13 Waste

6.13.1 It is considered that the details included with the application are sufficient to demonstrate that refuse and recycling can be adequately stored on the site. Given the layout of the site, it is considered that details of the storage and collection of refuse, together with a management plan for collection, should be secured via a condition, should consent be granted.

#### 6.14 Accessibility

6.14.1 Policy HSG1 of the UDP and Policy 3.6 of the London Plan require that all units are built to Lifetime Homes Standard. This standard ensures that dwellings are able to be easily adapted to suit the changing needs of occupiers, particularly those with limits to mobility. All of the proposed units have been designed in accordance with Lifetime Homes Standards.

#### 6.15 Drainage

6.15.1 London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding' require developments to utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:

- 1 store rainwater for later use
- 2 use infiltration techniques, such as porous surfaces in non-clay areas
- 3 attenuate rainwater in ponds or open water features for gradual release
- 4 attenuate rainwater by storing in tanks or sealed water features for gradual release
- 5 discharge rainwater direct to a watercourse
- 6 discharge rainwater to a surface water sewer/drain
- 7 discharge rainwater to the combined sewer.

6.15.2 They also require drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Major's Sustainable Design and Construction SPG (2014) including how to design a suitable SUDS scheme for a site. The SPG advises that if greenfield runoff rates are not proposed, developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to greenfield rate as practical, have been taken. This should be done using calculations and drawings appropriate to the scale of the application. On previously developed sites, runoff rates should not be more than three times the calculated greenfield rate. The SPG also advises that drainage designs incorporating SUDS measures should include details of how each SUDS feature, and the scheme as a whole, will be managed and maintained throughout its lifetime.

6.15.3 The applicant has provided details of their proposed provisions for reducing surface water run-off in accordance with policy requirements. Therefore, it is recommended that a condition requiring a SUDS scheme be submitted for approval to ensure these provisions are implemented.

6.15.4 The proposal will therefore provide sustainable drainage and will not increase floor risk in accordance with London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding'

## 6.16 Planning Obligations

6.16.1 Section 106 of the Town and Country Planning Act 1990 allows the Local Planning Authority (LPA) to seek financial contributions to mitigate the impacts of a development. Below are the agreed Heads of Terms:

1. An affordable housing contribution of £180,000, together with a review mechanism should the development not be commenced within 18 months of the date of the grant of permission.

## **7.0 CIL APPLICABLE**

- 7.1 The proposal results in the creation of new dwellings, and as such would be liable for CIL. This would equate to £34,877.50 for the Mayoral CIL (£35 x 996.5sqm) and £264,072.50 for Haringey's CIL (£265 x 996.5sqm).

## **8.0 CONCLUSION**

- 8.1 The proposal involves the part demolition and part retention and extension of the existing 'Beacon Lodge' building, and the change of use of the building from a former residential institution use (Class C2) to residential units (Class C3), comprising 3 x 4-bedroom 3-storey (plus basement) houses. Together with this is the construction of 6 new maisonettes in a separate block comprising 3 x 3-bedroom 2-storey (plus basement) apartments and 3 x 2-bedroom 2-storey apartments, and the erection of 1 replacement dwelling to the rear of the site, comprising 4 bedrooms in a 2-storey (plus basement) house. Associated car parking, open space provision, landscaping and tree work is also proposed.
- 8.2 The proposal is a suitable and complementary development to the surrounding townscape, utilising a currently underutilised piece of land to provide 10 new residential units that are well proportioned and will add to the borough's housing stock. The limited harm to the conservation area has been given significant weight and is outweighed by the benefits of the improvements to the conservation area and streetscene. Given the heritage benefits provided by the scheme, the proposal is considered acceptable in heritage terms. The proposal is in line with the Development Plan and this application is recommended for APPROVAL.

## **9.0 RECOMMENDATION**

- 9.1 GRANT PLANNING PERMISSION subject to the following conditions and informatives, and a S106 Legal Agreement:

### **Conditions**

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: A-GA-0000; A-GA-0010; A-GA-0020; A-GA-0021; A-GA-0022; A-GA-0023; A-GA-0030; A-GA-0031; A-GA-0040; A-GA-0041; A-GA-0042; A-GA-0043; A-GA-0044; A-GA-0045; A-GA-0100; A-GA-0199 Rev A; A-GA-0200 Rev A; A-GA-0201; A-GA-0202; A-GA-0203; A-GA-0210; A-GA-250; A-GA-0300; A-GA-0301; A-GA-0302; A-GA-0303 Rev A; A-GA-0400; A-GA-0410; A-GA-0411; A-GA-0412; A-GA-0413; A-GA-

0414; A-GA-0415; A-GA-0416; A-GA-0417; Design and Access Statement (June 2015); Planning Statement (June 2105); Heritage Statement (June 2015); Arboricultural Impact Assessment Report (18 June 2015); Daylight and Sunlight Report (18 June 2015); Energy Strategy (17/06/2015); Sustainability Statement (18/06/2015); Transport Statement (June 2015); Statement of Community Involvement (June 2015)

Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the information submitted with this application, no development above ground shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The dwellings hereby approved shall achieve a reduction in carbon (CO<sub>2</sub>) emissions of at least 35% against Part L of the Building Regulations 2013. No dwelling shall be occupied until a certificate has been issued by a suitably qualified expert, certifying that this reduction has been achieved.

Reason: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2015 and Policies SP0 and SP4 the Haringey Local Plan 2013.

5. Notwithstanding the Provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any Order revoking or re-enacting that Order, no rear extensions or outbuilding shall be constructed without the grant of planning permission having first been obtained from the Local Planning Authority.

Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

6. Notwithstanding the Provisions of Article 4 (1) and part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no satellite antenna shall be erected or installed on the building hereby approved. The proposed development shall have a central dish or aerial system for receiving all broadcasts for the residential units created, and this shall be installed prior to the occupation of the property, and the scheme shall be implemented and permanently retained thereafter.

Reason: In order to prevent the proliferation of satellite dishes on the development.

7. The development shall not be occupied until a minimum of 22 cycle parking spaces for users of the development, have been installed in accordance with the details hereby approved. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with Policies 6.1 and 6.9 of the London Plan 2015 and Policy SP7 of the Haringey Local Plan 2013.

8. Details of a scheme for the storage and collection of refuse from the premises shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The approved scheme shall be implemented and permanently retained to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality and to comply with Saved Policy UD7 of the Haringey Unitary Development Plan 2006 and Policy 5.17 of the London Plan 2015.

9. Before development commences, other than for investigative work and demolition:

a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval.

c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post

remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.

10. Where remediation of contamination on the site is required, completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan 2015 and Saved Policy UD3 of the Haringey Unitary Development Plan.

11. No development shall be carried out on the site until a detailed report, including risk assessment, detailing management of demolition and construction dust has been submitted and approved by the Local Planning Authority (reference to the London Code of Construction Practice) and that the site of contractor company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the Local Planning Authority prior to any works being carried out on site.

Reasons: To safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan 2015, Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

12. Prior to the first occupation of the hereby approved residential units, installation details of the boiler to be provided for space heating and domestic hot water are to be submitted to and approved in writing by the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40mg/kWh (0%). The boilers are to be installed and permanently retained thereafter, or until such time as more efficient technology can replace those previously approved.

Reason: To ensure that the scheme helps to minimise air pollution, as required by the London Plan 2015 Policy 7.14.

13. Prior to the commencement of the development above ground, details of the proposed new crossover shall be submitted to and approved in writing by the Local Planning Authority. The crossover shall be restricted to a maximum width of 3 metres, and works to construct the crossover will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed.



Reason: To ensure satisfactory construction of the crossover and in the interests of highway safety.

14. Prior to the commencement of development, a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) shall be submitted to, approved in writing by the Local planning Authority and implemented accordingly thereafter. The Plans should provide details on how construction work would be undertaken in a manner that disruption to traffic and pedestrians on Eastern Road is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the Transportation network.

15. No development shall commence until all those trees to be retained, as indicated on the approved drawings, have been protected by secure, stout, exclusion fencing erected at a minimum distance equivalent to the branch spread of the trees and in accordance with BS 3998:2010 and to a suitable height. Any works connected with the approved scheme within the branch spread of the trees shall be by hand only. No storage of materials, supplies or plant machinery shall be stored, parked, or allowed access beneath the branch spread of the trees or within the exclusion fencing.

Reason: In order to ensure the safety and well being of the trees on the site during constructional works that are to remain after building works are completed consistent with Policy 7.21 of the London Plan 2015, Policy SP11 of the Haringey Local Plan and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

16. Prior to the commencement of any development hereby approved and before any equipment, machinery or materials are brought onto the site for the purposes of the development hereby approved, a Tree Protection method statement incorporating a solid barrier protecting the stem of the trees and hand dug excavations shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out as approved and the protection shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Reason: In order to ensure the safety and well being of the trees on and adjacent to the site during constructional works that are to remain after works are completed consistent with Policy 7.21 of the London Plan, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

17. No development above ground shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and

circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.).

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

18. The development shall not be occupied until a landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens is submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out as approved and maintained thereafter.

Reason: To ensure a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan 2015, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

19. Prior to any works commencing on site, with the exception of demolition, a detailed sustainable drainage scheme shall be submitted to the local planning authority for consideration and determination and thereafter, any approved scheme shall be implemented wholly in accordance with the approval and before any above ground works commence.

Reason: In order to ensure that a sustainable drainage system has been incorporated as part of the scheme in the interests of sustainability and in accordance with 5.13 of the London Plan.

**Informatives:**

INFORMATIVE 1: With regards to surface water drainage, it is the responsibility of a developer to make proper provision for drainage to ground, water course, or a suitable sewer. In respect of surface water, it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE 2: Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

INFORMATIVE 3: Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required.

INFORMATIVE 4: A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team”.

INFORMATIVE 5: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

INFORMATIVE 6: Hours of Construction Work: The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays

INFORMATIVE 7: Community Infrastructure Levy

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £34,877.50 (996.5sqm x £35) and the Haringey CIL charge will be £264,072.50 (996.5sqm x £265). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

INFORMATIVE 8: Any necessary works to construct the crossover will be carried out by the Highways Department at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1000 to obtain a cost estimate and to arrange for the works to be carried out.

INFORMATIVE 9: Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

**10.0 APPENDICES**

**APPENDIX 1 – Consultation responses**

**APPENDIX 2 – Plans**

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## Appendix 1 – Consultation Responses

No.	Stakeholder	Question/Comment	Response
	<b>INTERNAL</b>		
1	LBH Conservation	<p><b>Background:</b> The site falls within the Fortis Green Conservation Area. The proposal is for the conversion of the existing building to family sized units, construction of 6 maisonettes within the adjacent land and a separate dwelling to the rear.</p> <p>In my role as Conservation Officer I will concentrate on whether the proposal would preserve or enhance the character or appearance of Fortis Green Conservation Area. I refer to Haringey’s Strategic Policy SP12, which seeks to preserve and enhance the character and appearance of conservation areas, and which reflects the statutory duty of section 72 of the Planning (Listed Buildings and Conservation Areas) Act of 1990.</p> <p><b>Significance of the asset:</b> The overall character of this part of the conservation area is represented by a mix of Victorian, Edwardian and later development set behind low brick walls, timber fences and hedges along a narrow street with considerable tree cover. The building at No. 35 Eastern Road is a three storey yellow stock brick Victorian former villa set behind a timber fence in a large garden with substantial tree cover and vegetation. The building retains a prominent ground floor brick porch, a slate roof and large gauged arch windows, although the original sash windows have been inappropriately replaced in UPVC. There is also a rather ‘generic’ looking fire escape to the front that again detracts from the architectural significance of the property.</p>	Noted, conditions recommended.

No.	Stakeholder	Question/Comment	Response
		<p>The applicant's heritage statement gives a detailed description on the history and development of the site as well as the wider conservation area. It aptly establishes the significance of the site and the positive contribution that the existing building, along with the grounds makes to the conservation area. It also gives details of the various alterations to the building, many of which detract from the building's significance in terms of its architectural quality. As such, the significance of the site is established in accordance with the NPPF and Historic England's good practice guidance.</p> <p><b>Impact of proposed development:</b> The scheme proposes to convert the existing building to family sized flats. This would ensure that the building's new use is closest to the original use of the building. The change of use is also compatible with the established suburban residential character of the conservation area. As such, from a conservation point of view, the proposal would reinstate and preserve the original use of the site and would be acceptable.</p> <p>As part of the conversion, the scheme proposes to remove the inappropriate and poor quality alterations that detract from the architecture of the building. This includes removal of the fire escape and the inappropriate UPVC windows. In addition, whilst not under the Council's control in terms of planning legislation, a number of key internal spaces and finishes/materials such as the entrance hall would be retained and enhanced as part of the proposals.</p>	



No.	Stakeholder	Question/Comment	Response
		<p>In addition, the scheme also proposes additional floor space at the roof level. This is proposed to be set back from the front elevation of the building and would be in a buff coloured brick. This would complement the existing building whilst remaining sub-ordinate to it. The scheme also adds an additional floor to the rear with a gable end. This would also complement the existing architectural language of the building whilst continuing to be sub-ordinate to it. Overall, the proposal is considered to preserve and enhance the significance of the building as well as the conservation area and as such would satisfy Council's statutory duty as part of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 (as amended).</p> <p>To the south of the main building, the scheme proposes to erect a terrace of six maisonettes. These would be three storeys in height and would be in line with the existing building. This would have an impact on the setting of the building as well as the conservation area in that it would reduce the extensive open grounds in the vicinity of the site. This would cause some harm to the significance of the heritage assets and their setting. However, this harm would be less than substantial as the street frontage at present is dominated by hard surfacing. A substantial part of the open area would be retained as communal amenity space for the proposed units, without any impact on the topography or natural setting of the site.</p> <p>It is also considered that the gap in the street frontage detracts from tightly knit urban grain elsewhere in the conservation area. As such, the proposed terrace would be considered to 'repair' the street frontage resulting in heritage</p>	

No.	Stakeholder	Question/Comment	Response
		<p>benefits that would outweigh the less than substantial harm to the heritage assets.</p> <p>The design of the proposed terrace relates appropriately to the established layout and scale of existing buildings within the area. The proposed architectural language and materials are such that they interpret the ‘terrace housing’ in a contemporary way without appearing dominant or intrusive on the street scene. Whilst the car parking to the front would be retained for the purposes of the new units, appropriate landscaping is proposed to be incorporated in order to reduce the visual intrusiveness of the paving. Overall, it is considered that the proposed terrace would complement the existing street scene as well as the original building, enhancing their significance. The less than substantial harm caused due to the impact of the development on the setting of the heritage assets, would be outweighed by the heritage benefit of a ‘repaired frontage’ and the architectural merits of the scheme. As such it is acceptable from a conservation point of view.</p> <p>To the rear, the scheme proposes to demolish a modest single storey garage that does not contribute to the conservation area. This is proposed to be replaced with a high quality ‘modernist’ style detached house, two storeys in height (above ground level). The scale and layout of the building is such that it appears to be an ancillary ‘garden pavilion’ style building that relates to the established nature of the site. In terms of the architectural language, it positively enhances the setting of the existing building and conservation area. As such the proposal would be considered acceptable.</p> <p>Overall, the proposed scheme would be considered</p>	

No.	Stakeholder	Question/Comment	Response
		<p>acceptable. In coming to this conclusion I have given great regard to the desirability of the preservation or enhancement of the heritage assets, as per the Council's statutory duty. The proposed alterations to the main building as well as the pavilion building to the rear would preserve and enhance the appearance of the original building. The terraced development to the south would cause some harm to the current open and green setting of the existing building and the conservation area. This harm is considered to be less than substantial as the open space creates gap in the street frontage which detracts from the conservation area. The terraced development would complete the street frontage, enhancing the appearance of the area. The layout, scale, massing and the architectural language would complement and positively enhance the significance of the conservation area and would outweigh the less than substantial harm caused due to the development. In addition, the scheme would retain the landscaped area as communal space, similar to the site's current use. As such the scheme would preserve and enhance the significance of the heritage assets and would be acceptable.</p> <p><b>Conclusion:</b> Acceptable.</p> <p><b>Conditions:</b> All materials to be conditioned. Landscape layout and management should also be conditioned.</p>	
2	LBH Transportation	The application site falls within an area that has a medium Public Transport Accessibility Level (PTAL) of 3 and is served by the 102, 234 and 263 bus routes which operate with a combined two-way frequency of 38 buses an hour. The site is also within reasonable walking distance of East Finchley	Noted, conditions recommended.

No.	Stakeholder	Question/Comment	Response
		<p>underground station. It is considered that prospective residents of the development would use sustainable modes of transport for some journeys to and from the site. However, the large family sized units are likely to have a need for the use of a private vehicle.</p> <p>The Fortis Green controlled parking zone (CPZ), which operates Monday to Friday 11:00am-1:00pm and has the primary function of preventing commuter parking. However, there are indications that the area suffers from a level of on-street parking stress outside the CPZ operational times.</p> <p>The application will involve the creation on 10 residential units consisting of 4 x4 bed units, 3 x 3 bed units and 3 x 2 bed units. The 10 units will be served by 10 on-site parking spaces. Given that the size of the units and the fact that the surrounding area is known to suffer from on-street parking stress, it is considered that the relatively high parking ratio is justified in this case. Notwithstanding this, the level of parking provision falls in line with both the Councils parking standards set out within the appendix of the Unitary Development Plan as well as standards set out within the London Plan. The proposal includes covered and secure cycle storage to London Plan standards as demonstrated in the proposed ground floor plan drawing no. A-GA-0220.</p> <p>The application is supported by a Transport Statement, which has been produced by TTP Consulting. The report uses comparable sites from the TRICS trip rate prediction database to establish that the development is likely to generate 16 combined in and out vehicle movements during the day. This is similar to the level of traffic generation</p>	

No.	Stakeholder	Question/Comment	Response
		<p>expected in connection with the sites existing C2 use class. It is therefore considered that the proposal is unlikely to result in any significant increase in traffic generation.</p> <p>The site currently has a main point of access onto Eastern Road, but also has a minor secondary access from Western Road via the garages to the rear of Beechwood Close. It has been noted that the proposal will involve the creation of a second crossover onto Eastern Road, which will facilitate an "In &amp; out" access arrangement. Although the application will involve the retention of the secondary access to the rear of the site, it is intended that servicing and deliveries will take place from Eastern Road. The Transport Statement confirms that "refuse and recycling will be collected on-street with a refuse store located within the southern section of the site, near to the proposed new access point". The Council's Neighbourhood Action Team has made separate recommendations regarding the refuse collection requirements.</p> <p>The proposal is unlikely to result in any significant negative impact to the highway network or parking demand within the vicinity of the site. Therefore the highway and transportation authority does not wish to raise any objections to the above application subject to the imposition of the following conditions:</p> <p>1. The applicant/ developer is required to submit a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for the local authority's approval prior to construction work commencing on site. The plans should provide details on how construction work (including</p>	

No.	Stakeholder	Question/Comment	Response
		<p>demolition) would be undertaken in a manner that disruption to traffic and pedestrians on Eastern Road, Beechwood Close and the surrounding residential roads is minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak periods.</p> <p>Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.</p> <p>2. The new crossover shall be restricted to a maximum width of 3metres. Works to construct the crossover will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.</p> <p>Reason: To ensure satisfactory construction of the crossover and in the interests of highway safety.</p> <p>Informative: The new development will require numbering. The applicant should contact the Local Land Charges at least six weeks before the development is occupied to arrange for the allocation of a suitable address.</p>	
3	LBH Environmental Health	<p>With reference to this planning application, I recommend the following conditions:</p> <p><b>Contaminated land (CON1 &amp; CON2):</b></p> <p>1. Before development commences other than for</p>	Noted, conditions recommended.

No.	Stakeholder	Question/Comment	Response
		<p>investigative work:</p> <p>(a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.</p> <p>(b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-</p> <ul style="list-style-type: none"> <li>▪ a risk assessment to be undertaken,</li> <li>▪ refinement of the Conceptual Model, and</li> <li>▪ the development of a Method Statement detailing the remediation requirements.</li> </ul> <p>The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.</p> <p>(c) If the risk assessment and refined Conceptual Model</p>	

No.	Stakeholder	Question/Comment	Response
		<p>indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.</p> <p>2. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.</p> <p>Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.</p> <p><b>Control of Construction Dust:</b></p> <p>No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA with reference to the GLA's SPG Control of Dust and Emissions during Construction and Demolition. The site or Contractor Company should also be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.</p> <p><b>Combustion and Energy Plant:</b></p>	



No.	Stakeholder	Question/Comment	Response
		<p>Prior to installation details of the gas boilers to be provided for space heating and domestic hot water should be forwarded to the Local Planning Authority. The boilers to be provided for space heating and domestic hot water shall have dry NOx emissions not exceeding 40 mg/kWh (0%).</p> <p><b>Informative:</b></p> <p>Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.</p>	
4	LBH Waste Management	<p>The drawings indicate that there are 3 bin storage areas but it is not clear what they are serving and the location of the proposed waste storage areas is insufficient for access.</p> <p>This proposed development of 3 x 4 bedroom basement houses, 3x 3 bed maisonettes, 3x 2 bedroom maisonettes and 1x 4 bedroom basement houses requires a communal waste storage area of sufficient size to store 3x 1100 refuse bins, 2x 1100 recycling bins and 2x 140 litre food waste bins. Each household will require a food waste kitchen caddy.</p> <p>Bulk waste containers must be located no further than 10 metres from the point of collection and the route from waste storage points to collection point must be as straight as possible with no kerbs or steps. Gradients should be no greater than 1:20 and surfaces should be smooth and sound,</p>	Noted, conditions recommended.

No.	Stakeholder	Question/Comment	Response
		<p>concrete rather than flexible. Dropped kerbs should be installed as necessary.</p> <p>The site will require the managing agents to have a cleansing schedule to remove litter from the external areas of the site and cleansing of the waste storage areas. A clear instruction from the managing agents to residents of how and where to dispose of waste responsibly is recommended.</p>	
	<b>EXTERNAL</b>		
5	London Fire Brigade	<p>The Brigade is satisfied with the proposal for fire fighting access.</p> <p>This Authority strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Brigade opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were.</p>	Noted.
6	Thames Water	<p>Waste Comments: Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to</p>	Noted. Informatives attached.

No.	Stakeholder	Question/Comment	Response
		<p>avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.</p> <p>Surface Water Drainage: With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required.</p> <p>We would expect the developer to demonstrate what measures he will undertake to minimise groundwater</p>	

No.	Stakeholder	Question/Comment	Response
		<p>discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:  “A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water’s Risk Management Team”.</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Water Comments:  Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.</p>	

No.	Stakeholder	Question/Comment	Response
		<p>On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.</p>	
7	Muswell Hill and Fortis Green Association	<p>This comment is submitted by the Muswell Hill and Fortis Green Association which has over 700 hundred members and this includes many living in the immediate vicinity of the application site.</p> <p>This is clearly an ambitious redevelopment scheme in an established residential setting and there is understandable concern about how it might affect local residents.</p> <p>Accordingly, if the Authority is minded to grant permission we look to the Council to ensure that the development is built as proposed with regard to the open space provision, protection of trees and on site car parking provision. Also, during the construction period there should be minimum disruption to local residents.</p>	Noted. Construction nuisance would be controlled via other appropriate legislation.
8	Beechwood Close Residents Association	<p>The directors of Beechwood Close Residents Association Limited wish to raise the following comments:</p> <p>1. We note that the Gatekeeper's Lodge will be demolished and in its vicinity a detached pavilion unit will be erected. We consider that the proposed design of the detached unit (2-storey plus basement) with a flat roof is not in keeping with the conservation area. The proposed pavilion will protrude above the height of the existing wall and face directly the ground and first floor flats of the northern end of Beechwood Close. No consideration seems to have been given to the</p>	<p>1. The pavilion unit has been designed to be a lightweight, small and discrete structure within the setting of the extensive gardens on the site, and the contemporary approach to the design of the pavilion dwelling is considered to enhance the conservation area. The pavilion dwelling is located approximately 25 metres from Beechwood Close which is considered</p>

No.	Stakeholder	Question/Comment	Response
		<p>privacy aspect of either building.</p> <p>2. There is a private right of way which links the Gatekeeper's Lodge to Western Road. We object to the use of the right of way by any construction traffic (including skips, rubbish removal, deliveries, contractor's parking) on the following basis:</p> <ul style="list-style-type: none"> <li>• Such heavy traffic will cause substantial damage to the tarmac areas of Beechwood Close</li> <li>• Such heavy traffic will cause damage to the foundation and structure of the property, given the narrow access points and the close proximity to the property</li> <li>• Pedestrian access to Beechwood Close is via the tarmac areas around the back of the property. Accordingly the presence of construction traffic will provide a severe health and safety danger to the residents, in particular young children and the elderly</li> <li>• Such heavy traffic will interfere with the peaceful enjoyment of Beechwood Close by its residents</li> <li>• The proposed access in the rear wall to the existing right of way is depicted as a double gate. As well as the concerns about potential use during the construction phase, there are concerns about subsequent use for access. As the provision of parking spaces for the site is inadequate, despite Haringey's strictures, Western Road could be considered for use by the occupants of the pavilion, and possibly the 'No Parking' area outside Beechwood Close's garages</li> </ul> <p>We will look for the developers to provide an undertaking that the private right of way will not be used in any shape or form by construction traffic and that no contractor's vehicles will be</p>	<p>sufficient in terms of privacy.</p> <p>2. The access to the rear of the site will be for the single dwelling to the rear only, and secondary to the main access from Eastern Road. The access at the rear of the site will only be accessible from the private garden of the pavilion dwelling and therefore residents of other dwellings on the site will not be able to access Beechwood Close and Western Road through this point.</p> <p>A Construction Logistics Plan will be required via condition prior to the commencement of development on site which will provide details of the access to the site for construction traffic. It is likely that this rear access will not be used by construction traffic.</p>

No.	Stakeholder	Question/Comment	Response
		<p>left parked on the private property of Beechwood Close.</p> <p>3. The planning application fails to consider the impact of the development on local public services. In particular the directors are very concerned that the redevelopment of the site to provide 10 housing units will cause severe pressure on local school places and the position of Beacon Lodge puts Beechwood Close at a severe disadvantage. The application fails to provide an assessment of the impact on local school places.</p> <p>4. The redevelopment fails to provide for any visitor's car parking spaces, which will put additional strain on existing roadside parking.</p> <p>5. It is unclear whether the proposed open space for use of all residents will be freely accessible or not from Eastern Road. Intrusion by non-residents, an ongoing issue for Beechwood Close, could become a problem if the open space is not secure.</p>	<p>3. The contribution to the Council's Community Infrastructure Levy is designed to take into account the infrastructure requirements of the development, including education.</p> <p>4. The proposed car parking provision is in accordance with the Council's maximum standards.</p> <p>5. The open space at the south western part of the site is only for residents of the site. There will be a gate between the communal gardens and the parking area to provide separation from the parking area to the front of the site which could be accessible to the public.</p>
9	<b>Beacon Lodge Interest Group</b>	<p>We are broadly in favour of the proposals as set out in the planning application and attachments. We appreciate the efforts made by the developers to involve us from the start and to amend the scheme where we have made suggestions. We are pleased the original house will be kept and the great majority of trees and the green aspect of the site retained.</p> <p>We have 3 requests:</p> <p>1. We are very concerned about the construction phase - the</p>	

No.	Stakeholder	Question/Comment	Response
		<p>impact of the building works, including the access for heavy vehicles, turning areas, excavation of the basements, spoil disposal, routes for heavy vehicles, hours of work and the impact on resident's parking. We welcome the various safeguards referred to in the attachments to the planning application. The developers are aware of our concerns and tell us a Construction Management Plan will be agreed with the Council. We assume this will be a condition of planning approval. We suggest it includes a limit on the size of the vehicles, parking provision on site for all vehicles used on the site and those delivering to and taking from the site, on-site turning circle, on site storage, wheel cleaning and constant cleaning and maintenance of pavements and roadway. We ask that an informative be included requiring the developers to consult with local residents on a mutually acceptable plan.</p> <p>2. The increase in traffic. Eastern Road is narrow and there is already controlled parked. We note the comments made in the Transport statement but any increase in the number of cars will exacerbate the parking problems. The new residents will have a parking place on site so we ask that the existing resident's parking permit scheme is not extended to them. We ask the Council to review the parking situation after the scheme is complete, and the properties occupied, to see if the controlled parking hours need adjustment.</p> <p>3. The proposed safeguards to the existing trees set out in the Arboricultural Impact Assessment are very encouraging. But, because this is a conservation area, we ask please for the Council's Arboricultural Officer to monitor the implementation of the protection measures.</p>	<p>1. A Construction Logistics Plan will be required via condition prior to the commencement of development on site which will provide details of the access to the site for construction traffic. It is likely that this rear access will not be used by construction traffic.</p> <p>2. The proposed car parking provision is in accordance with the Council's maximum standards.</p> <p>3. Tree protection will be secured by way of a condition.</p>



No.	Stakeholder	Question/Comment	Response
	<b>RESIDENTS</b>		
	<b>3 responses received</b>	Height is unacceptable and will impact adversely on the light to the properties on the opposite side of Eastern Road with front gardens.	<p>Daylight and Sunlight Report states that the majority of windows will experience no material change to daylight and are fully compliant with BRE targets. A single ground floor room at 37 Eastern Road (to the north of the site) drops slightly beneath 0.8 times the forms daylight value, however this window serves a non habitable space and therefore this impact is considered negligible.</p> <p>In terms of sunlight, the report sets out that all rooms that have been assessed are in excess of the BRE criteria or are materially unchanged as a result of the proposal.</p>
		Front boundary to the site should be of similar height to the existing boundary fence which is 1.8m to maintain the existing status quo and shield cars parked within the development.	<p>Front boundary has been designed to be a low brick wall with retained planters, reflecting the local character and other street frontages along Eastern Road.</p> <p>Parking layout has been sensitively designed to ensure spaces are accessible and useable whilst not making the front of the site feel car dominated.</p>
		Minimal on site car parking provision. Development will add to the considerable parking pressure in the road.	The proposed car parking provision is in accordance with the Council's maximum standards.
		Proposals appear over intensive. Removal of rear dwelling and two storey development along Eastern Road would be	The proposed pavilion dwelling to the rear of the site has been designed to be of a similar

No.	Stakeholder	Question/Comment	Response
		more appropriate.	<p>footprint to the caretaker's dwelling that it replaces.</p> <p>The provision of a building in this location is in keeping with the character of the conservation area which comprises a number of ancillary dwellings at the rear of sites. Proposed pavilion dwelling has been designed to align with the ancillary building on the neighbouring site at 37 Eastern Road.</p> <p>The pavilion style is considered acceptable by the Conservation Officer.</p>
		Facing bricks for maisonettes should closely match or be compatible with existing buildings.	<p>The proposed maisonettes have been designed to rise to three storeys, providing a step up across the site between the neighbouring properties to the south of the site and the existing Beacon Lodge building.</p> <p>The proposed maisonettes are in keeping with the established building line.</p> <p>The facing brick for the maisonettes comprise yellow stock brick in order to be sympathetic to the original building.</p> <p>Proposals are considered acceptable by the Conservation Officer.</p>
		No trees should be felled in favour of new development.	The scheme has been designed to minimise the impact on trees as much as possible.

No.	Stakeholder	Question/Comment	Response
			<p>Some trees at the front of the site are proposed to be removed to enable adequate access to the properties. The trees proposed to be removed are not subject to TPOs and their loss will be mitigated with landscaping and replacement planting across the site.</p> <p>Replacement landscaping will be secured via condition.</p>
		<p>Agreement for the maintenance of open spaces / amenity area within the site should form part of the conditions of granting planning permission.</p>	<p>The large area of existing open space will be retained and enhanced with a comprehensive landscaping plan and will be accessible to all future residents. The landscaping and management of this would be secured via conditions.</p>
		<p>No vehicular or service access should be granted to the site from the garage court area of Beechwood Close at the rear of the site.</p>	<p>The landowners currently have a right of access to the rear of the site via Beechwood Close. It is proposed that this right of access be maintained for the use of the residents of the pavilion dwelling.</p> <p>Parking is provided only to the front of the site and there will be no vehicular access into the site via Beechwood Close.</p>
		<p>Everything should be done to protect trees. Will deep excavations affect their roots.</p>	<p>The layout of the scheme has been designed to avoid the root protection areas of trees as much as possible.</p>

No.	Stakeholder	Question/Comment	Response
			A Tree Protection Plan will be prepared prior to commencement of development on the site.
		Colour of the bricks does not blend - understand this has now been changed to blend in with Beacon Lodge.	<p>The bricks to be used in the construction of the maisonettes and the additions to the Beacon Lodge building will be yellow stock brick to be sympathetic to the materials which make up the existing Beacon Lodge building.</p> <p>The new constructions will be distinguishable by was of an alternative dog tooth brick coursing which will add interest to the facades and ensure that the modern additions to the site are of their time.</p>

APPENDIX 2 – Plans

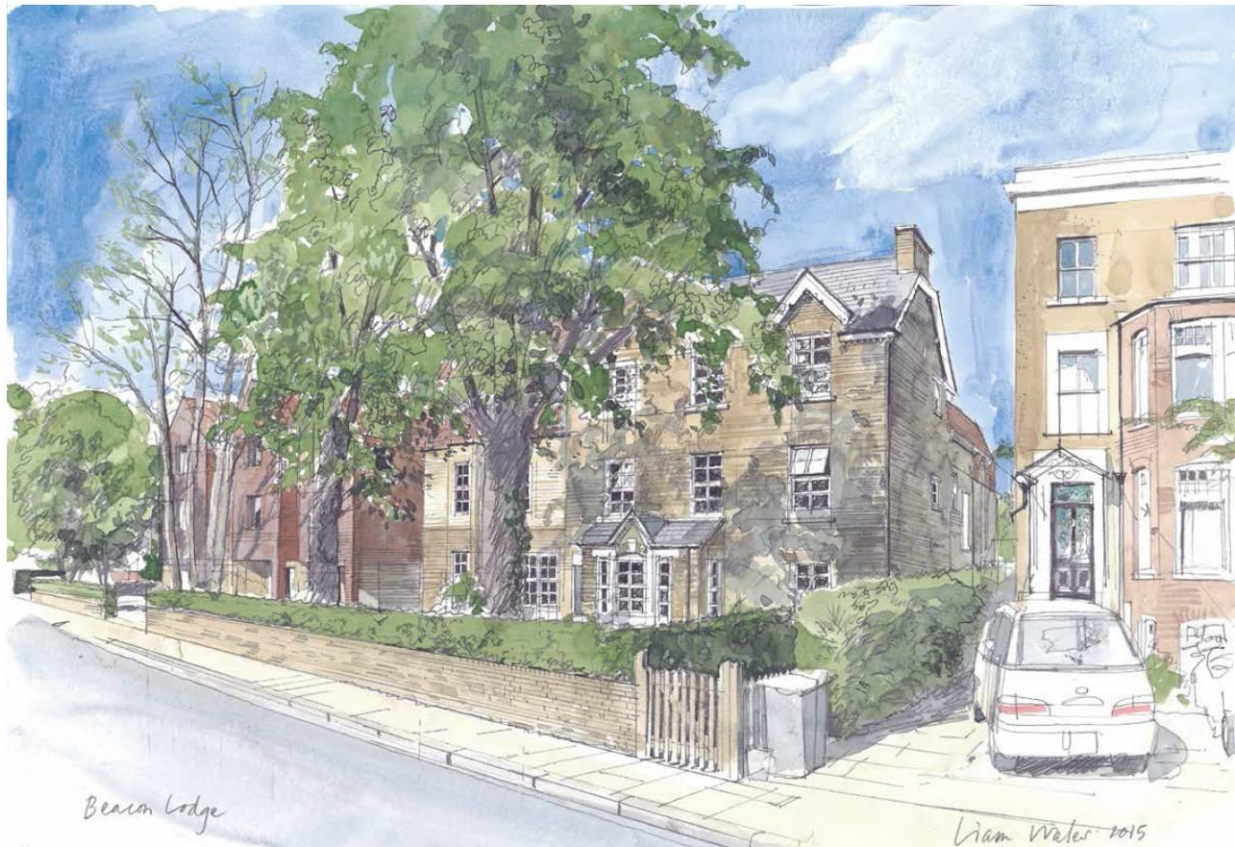
Site Location Plan



**Aerial Photograph**



Illustrative Representations of Proposal



### Proposed Elevations

#### Front



#### Street Scene



#### Rear





Side



Side

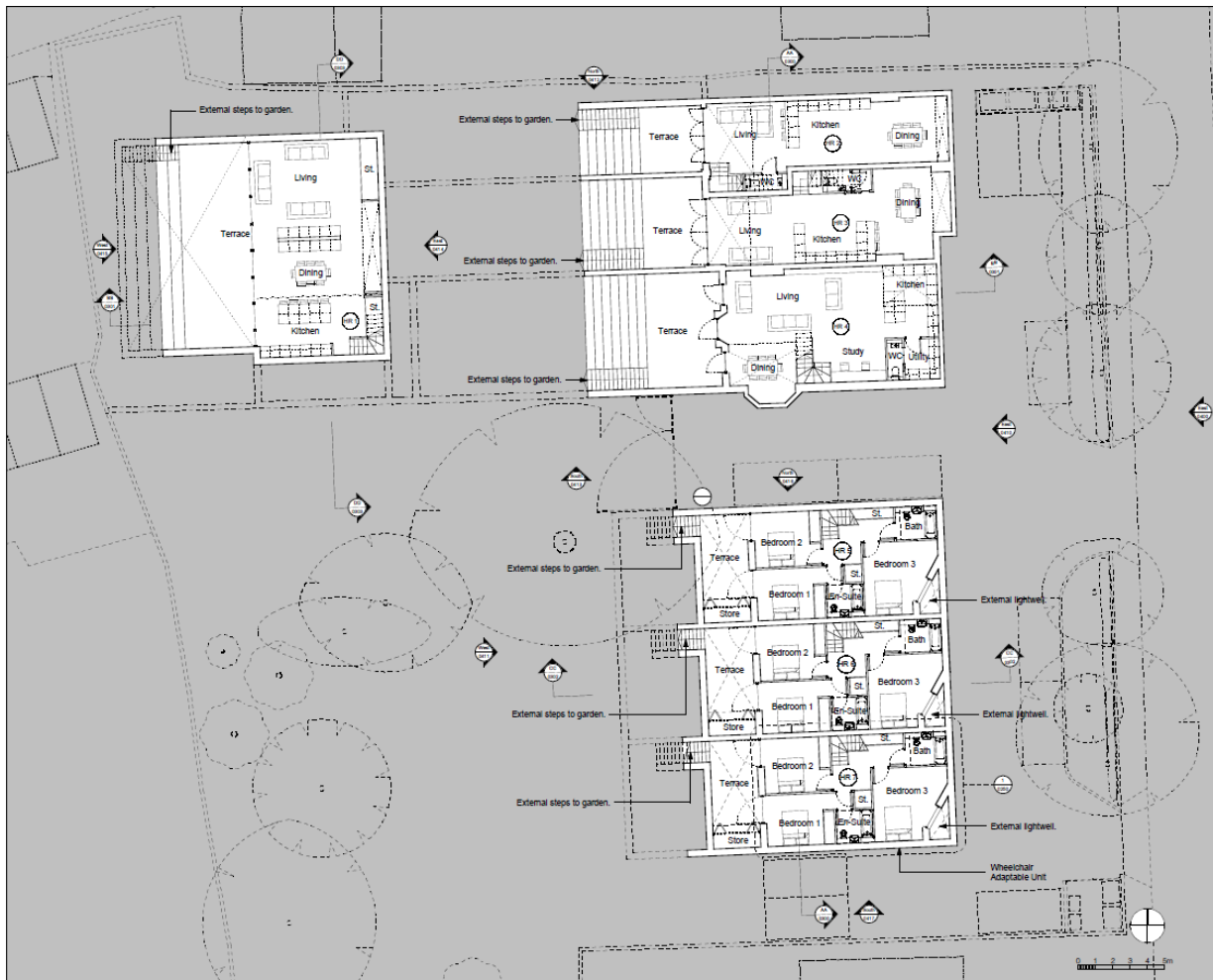


Pavilion

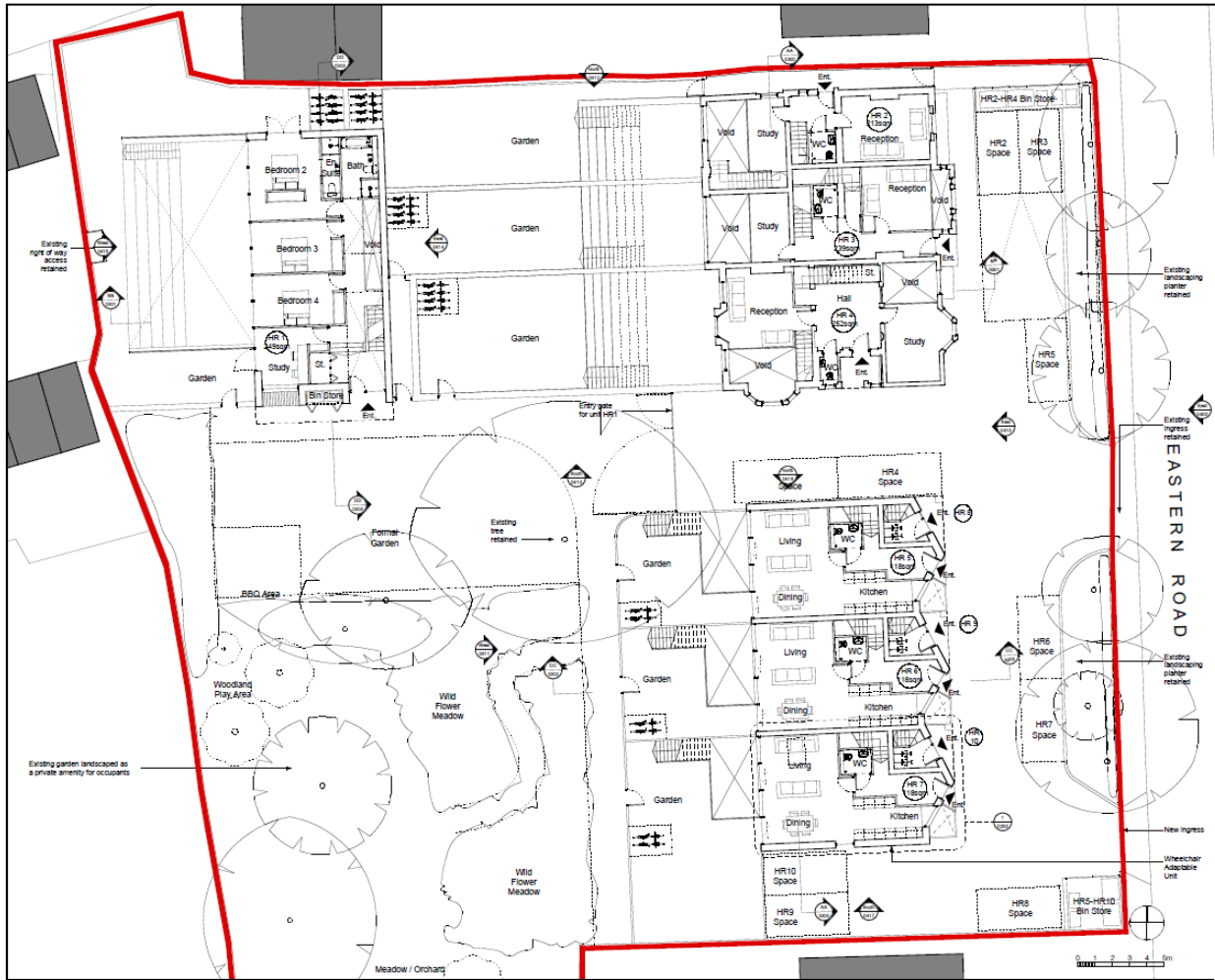


### Proposed Floor Plans

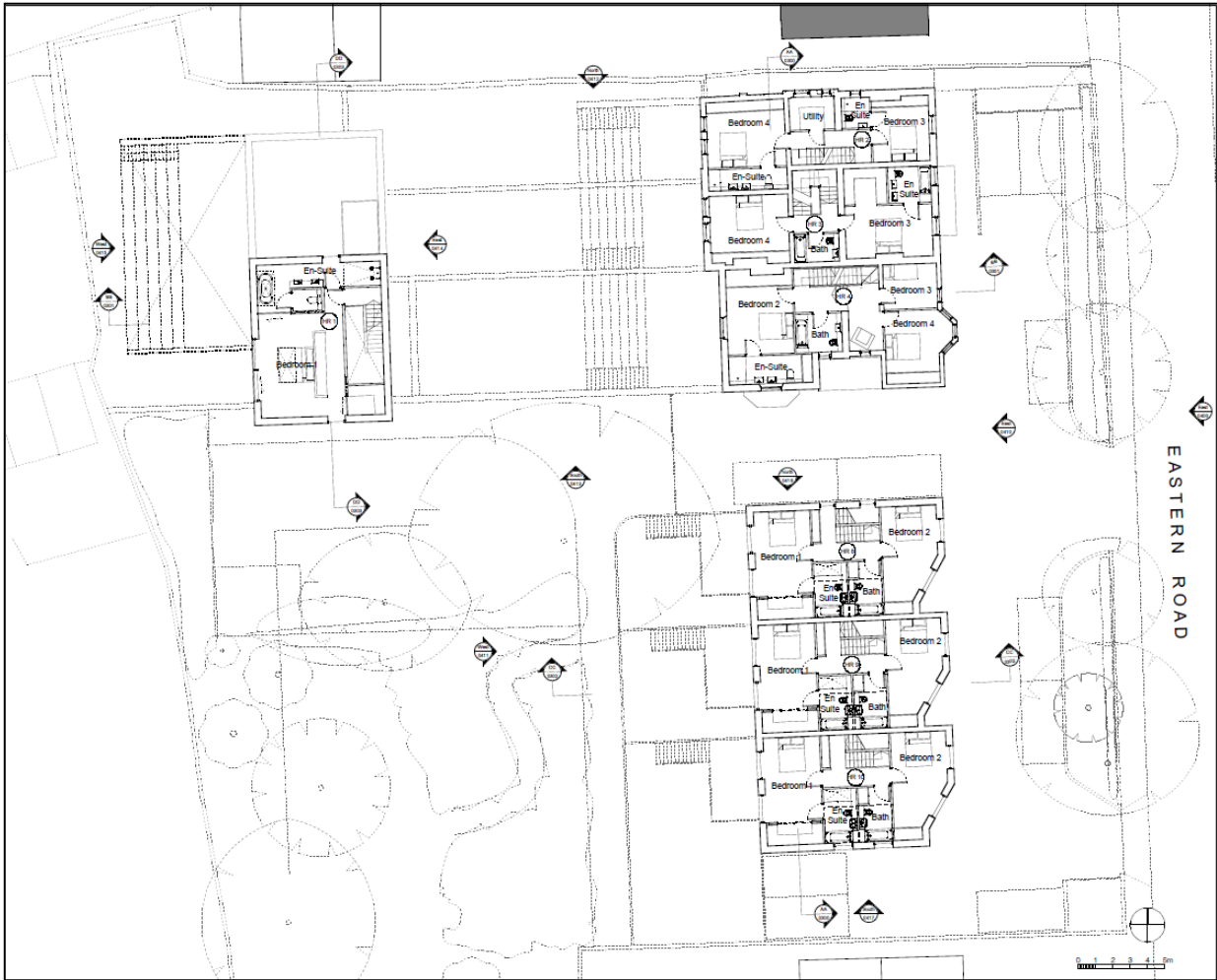
#### Lower Ground Floor



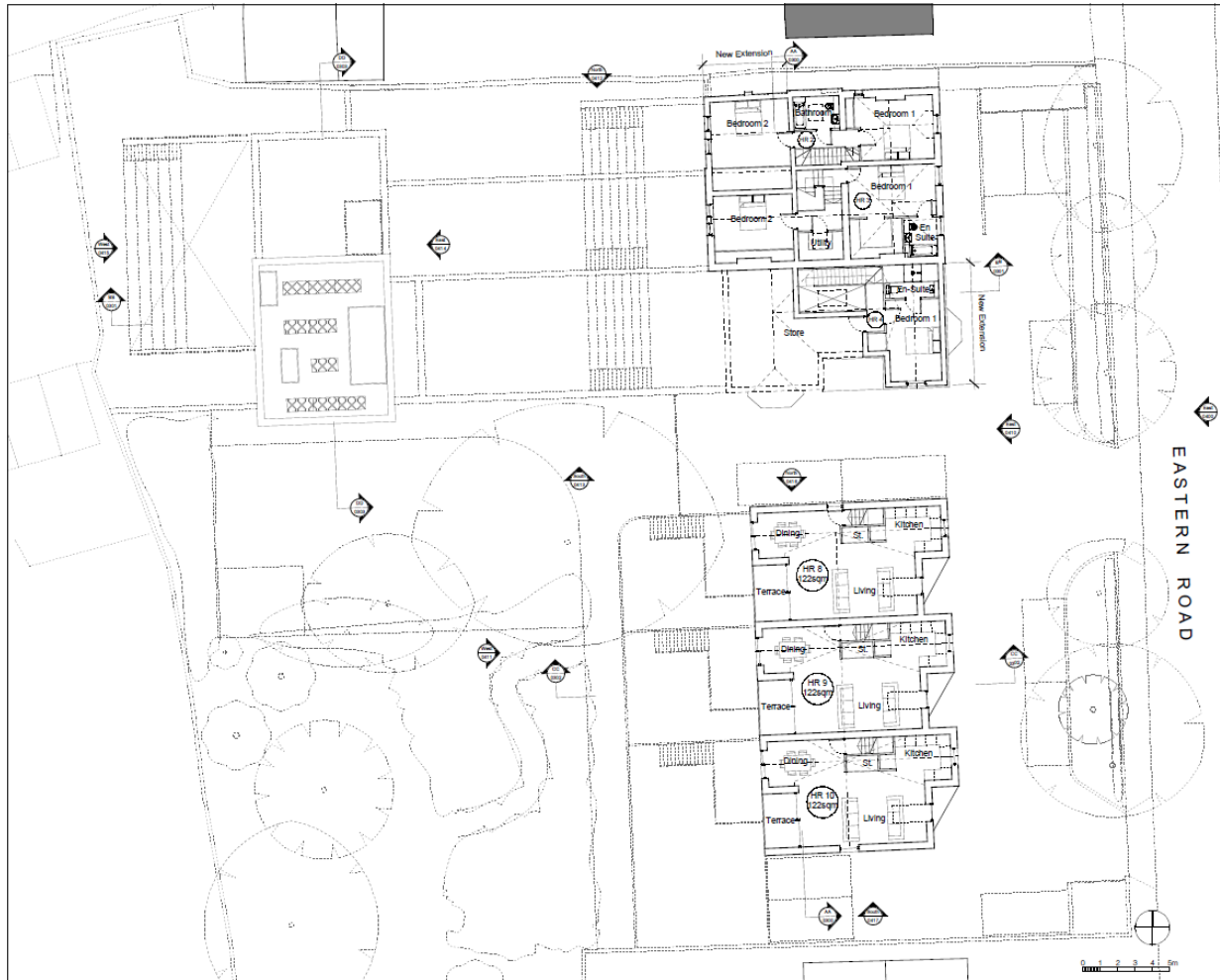
Ground Floor



First Floor



Second Floor



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Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2015/2395	<b>Ward:</b> Noel Park
<b>Address:</b> Alexandra Court 122-124 High Road N22 6HE	
<b>Proposal:</b> Change of use from B1 office use to C1 hotel use, including external refurbishment works and extension into the car park on the second, third and fourth floors.	
<b>Applicant:</b> Mr Gareth Holland The Mall Limited Partnership	
<b>Ownership:</b> Private	
<b>Case Officer Contact:</b> Robbie McNaugher	
<b>Site Visit Date:</b> 25/08/2015	
<b>Date received:</b> 14/08/2015 <b>Last amended date:</b>	
<b>Drawing number of plans:</b> 140356 (D) 001, 140356 (D) 002 Rev A, 140356 (D) 003 Rev A, 140356 (D) 004 Rev A, 140356 (D) 005 Rev A, 140356 (D) 006 Rev A, 140356 (D) 007 Rev A, 140356 (D) 008 Rev A, 140356 (D) 009 Rev A, 140356 (D) 010 Rev A, 140356 (D) 011 Rev A, 140356 (D) 012 Rev A, 140356 (D) 013 & 140356 (D) 014, Bream Report, Design & Access Statement, Drainage Report, Energy Statement, Planning Statement & Transport Statement	
<b>1.1</b> This application has been brought to committee because it is major development.	

## **1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

This planning application seeks planning consent, subject to the signing of a section 106 legal agreement for a change of use of the second, third and fourth floors from office (use class B1) to a Hotel (use class C1) and external alterations including a small extension.

The proposed hotel would support the development of the leisure and night-time economy within Wood Green town centre and contribute to the delivery of the Council's regeneration aspirations for this centre.

Given the unsuccessful marketing of the existing B1 use of the building, the proposed change of use in land use terms is acceptable subject to a legal agreement capturing a financial contribution for the compensation for the loss of employment floorspace and appropriate measures to provide for local employment opportunities during construction and occupation of the proposed hotel.

The proposed alterations to the existing building, the small extension and the change of use of the building itself from office space to a hotel would not have any material adverse impact on the amenity of residents and occupiers of surrounding properties.

The proposed alterations and small extension are appropriate and would improve the appearance of the host building, the character of the streetscene and the locality generally. The design adheres to the principles of 'designing out crime' and will be accessible to all users. The development would not create any unacceptable adverse impacts on the adjoining road network.

The proposal would achieve BREEAM 'very good' and a significant carbon reduction through energy efficiency and renewable energy generation and with carbon offsetting will meet the London Plan carbon reduction target.

Subject to conditions and a S106 agreement for a financial contribution for the loss of employment floorspace and carbon offsetting and participation in local employment initiatives at construction and operation stages, the proposal complies with the Development Plan.



**2. RECOMMENDATION**

- 2.1 That the Committee resolve to GRANT planning permission and that the Head of Development Management is authorised to issue the planning permission and impose conditions and informatives subject to the signing of a section 106 Legal Agreement providing for the obligation set out in the Heads of Terms below.
- 2.2 That the section 106 legal agreement referred to in resolution (2.1) above is to be completed no later than 13/11/2015 or within such extended time as the Head of Development Management or the Assistant Director Planning shall in her/his sole discretion allow; and
- 2.3 That, following completion of the agreement(s) referred to in resolution (2.1) within the time period provided for in resolution (2.2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of the conditions.

**Conditions**

- 1) Development begun no later than three years from date of decision
- 2) In accordance with approved plans
- 3) Materials submitted for approval
- 4) Method statement to protect London Underground structures
- 5) BREEAM
- 6) Compliance with energy strategy
- 7) Future proofing
- 8) Plant noise
- 9) Drainage

**Informatives**

- 1) The NPPF
- 2) CIL liable
- 2) Hours of construction
- 3) Party Wall Act
- 4) Thames Water – drainage
- 5) Thames Water –water pressure
- 6) Waste Management
- 7) Drainage

**Section 106 Heads of Terms:**

- £22,500 for loss of employment floorspace to provide education and training
- £10,800/ £14,148.00 Carbon Dioxide Offsetting to meet Carbon Dioxide levels required in the London Plan
- Local Employment pre and post construction

- 2.4 In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

2.5 That, in the absence of the agreement referred to in resolution (2.1) above being completed within the time period provided for in resolution (2.2) above, the planning permission be refused for the following reasons:

1. In the absence of the provision of a financial contribution towards the loss of employment the proposal would have an unacceptable impact on employment generating floorspace within the borough. As such, the proposal would be contrary to Policy SP9 of the Haringey Local Plan 2013, Saved UDP Policies 2006 HSG2 and EMP4 and Policy 4.4 of the London Plan 2011.

2. In the absence of the provision of a financial contribution towards carbon offsetting the proposal would result in an unacceptable level of carbon dioxide emission. As such, the proposal would be contrary to London Plan Policy 5.2. and Local Plan Policy SP4.

2.6 In the event that the Planning Application is refused for the reasons set out in resolution (2.5) above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

- (i) There has not been any material change in circumstances in the relevant planning considerations, and
- (ii) The further application for planning permission is submitted to and approved by the Assistant Director within a period of not more than 12 months from the date of the said refusal, and
- (iii) The relevant parties shall have previously entered into the agreement contemplated in resolution (1) above to secure the obligations specified therein.

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4.0 CONSULTATION RESPONSE

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6.0 CONSULTATION

7.0 MATERIAL PLANNING CONSIDERATIONS

8.0 RECOMMENDATION

9.0 APPENDICES:

Appendix 1: Consultation Responses

Appendix 2 : Plans and images

### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **3.1 Proposed development**

- 3.1.1 This is an application for a change of use from B1 office use to C1 hotel use, including external refurbishment works and extension into the car park on the second floors.
- 3.1.2 The proposed hotel would be set over 3 floors with 35 bedrooms including 3 accessible bedrooms. It would have 12 designated parking spaces including 3 disabled bays, cycle parking and refuse storage.
- 3.1.3 External works to the building are proposed including cladding the facade, insertion of new windows and a small extension into the existing car park resulting in the loss of 3 existing parking spaces.
- 3.1.4 The existing access from the High Road will be retained with a new entrance at level 2 of the Mall car park. Servicing of the hotel would take place from the existing rear yard area which is also used by the adjacent retailers.

#### **3.2 Site and Surroundings**

- 3.2.1 The site is located on the eastern side of the High Road and forms part of the Wood Green Mall. The building occupying the site is five storeys high with the ground and first floors occupied by an A1 retail shop - Argos. The first floor is almost double height and used as storage ancillary to the ground floor retail use. The second, third, and fourth floors are currently vacant but have previously been used as B1 Office space on short term leases. The building is located within the Wood Green Town centre.
- 3.2.2 The site has a Public Transport Accessibility Level (PTAL) rating of 6 being very close to Wood Green Underground Station and several, frequent bus routes that operate on the High Road.
- 3.2.3 The surrounding area is characterised by a mix of building typologies and uses. The subject building adjoins the mall shopping centre and has car parking at the top of the building. The surrounding buildings all vary in height ranging from three storeys to five storeys along the high road.

#### **3.3 Relevant Planning and Enforcement history**

- 3.3.1 HGY/2011/0546-16 May 2011 - 2nd / 3rd / 4th Floor, Alexandra Court 122-124 High Road – permission granted for use of floors as B1 (office) and D1 (non-residential institutions)

### **4.0 CONSULTATION RESPONSE**

- 4.1 The following were consulted regarding the application:  
LBH Drainage  
LBH EHS Noise & Pollution

LBH Waste Management  
LBH Economic Development  
LBH Transportation  
LBH Food & Hygiene  
London Fire Brigade  
Designing Out Crime Officer  
Noel Park Residents Association  
Network Rail  
Transport For London  
London Underground

The following responses have been received:

Internal:

- 1) Transport  
No objections
- 2) Waste Management  
No objections
- 4) Carbon Management  
No objections subject to compliance with their energy statement, carbon offsetting, district heating future proofing and BREEAM 'very good' certification.
- 5) Economic Development  
Support for a hotel proposal subject to compensation for the loss of existing employment floorspace.
- 6) Drainage  

Not satisfied with the current drainage proposals. The proposal should comply with the London Plan drainage policies.
- 7) Conservation Officer  
No objections- the proposal would not impact on the Noel Park Conservation Area.

External:

- 4) London Underground  
No objections subject to a condition and informative to safeguard infrastructure
- 5) TfL

Raised a number of concerns which the Council's Transportation Team have responded to in their comments.

6) Designing Out Crime Officer

No objections

7) Thames Water

No objections subject to informatives in relation to drainage and water pressure

## 5.0 LOCAL REPRESENTATIONS

### 5.1 The following were consulted:

97 Neighbouring properties

2 site notices were also erected close to the site

#### 5.1.1 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 1

Objecting: 1

#### 5.1.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Loss of privacy

## 6.0 MATERIAL PLANNING CONSIDERATIONS

### 6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. The impact on the amenity of adjoining occupiers
3. Design and appearance
4. Parking and highways
5. Energy and sustainability

#### 6.1.1 **Principle of the development**

#### 6.2.1 The proposal seeks planning permission to change the use of an existing office building and provide a 35 bedroom hotel. Considering the principle of a hotel on this site, the London Plan (2015) Policy 4.5 states that boroughs should support London's visitor economy and stimulate its growth, taking into account the needs of business as well as leisure visitors and seek to improve the range and quality of provision especially in outer London in order to achieve 40,000 net additional hotel bedrooms by 2031. To ensure that new visitor accommodation

is in appropriate locations it should be focused in town centres and Opportunity and Intensification Areas where there is good public transport access to central London and international and national transport termini.

- 6.2.2 London Plan Policy 2.13 and Local Plan Policy SP1 identify Wood Green as an Area for Intensification and growth area where development will be promoted. It has very good transport links to central London and Alexandra Palace. Policy SP1 also sets out the Council's aspirations for Wood Green Metropolitan Town Centre including encouraging development and management of appropriate leisure and night-time economy uses in the town centre and develop town centre infrastructure and amenities. Saved UDP Policy CLT4 states that applications for hotels will be permitted provided that the proposal is located within an existing town centre, are well served by public transport; and do not have an adverse impact on the amenity of nearby residential properties or other uses. Therefore, given the above policy considerations the principle of a hotel use in Wood Green Town Centre is supported subject to compliance with other relevant policy in the Development Plan. It also noted that the proposal would not conflict with the draft Site Allocations DPD allocation and design principles for the site.
- 6.2.3 The proposal would result in the loss of existing employment generating B1 floorspace use and Saved UDP Policy EMP4 seeks to protect employment generating uses. Therefore, the loss of employment generating B1 Office floorspace is required to be justified. Save Policy EMP4 states that such employment space will be safeguarded unless marketing evidence of at least 18 months is provided in order to demonstrate that the B1 floorspace is no longer suitable for use as employment use in the short, medium, and long term.
- 6.2.4 The applicant has provided, as part of the planning application, a robust marketing history which states that marketing of the property for B1 employment use has been continuously carried out since 2008. The property was marketed by Lambert Smith Hampton on their website, The Estates Gazette Property Link and through an advertising board on the first floor elevation fronting the High Road. Despite a competitive rent offer and flexible lease terms the property was generally found to be too large and in poor condition. The report concluded that serviced offices were preferred by perspective tenants. The marketing report concludes that despite relative improvements within the market the property will continue to be difficult to let for office use for the foreseeable future, which essentially results in the property remaining vacant and unused.
- 6.2.5 In respect of loss of employment Local Plan Policies SP8 and SP9 are also relevant, in which these seek to support local employment and regeneration aspirations and address local unemployment by facilitating training opportunities for the local population, increasing the employment offered in the borough and allocating land for employment purposes. In light of these policy aspirations the Council's Planning Obligations SPD requires a financial contribution to compensate for loss of employment floorspace based on the number of potential jobs lost and the cost of supporting and retraining workers. The SPD sets this out to be a rate of £30/sq.metres. The existing B1 floorspace

is 750sq. metres and therefore a financial contribution of £22,500 would be required should planning permission be granted. The applicant would also be required to provide employment opportunities for local residents during construction and the operation of the hotel. These obligations would be secured by way of a Section 106 legal agreement.

6.2.6 The proposed hotel development would support the development of the leisure and night-time economy within Wood Green town centre and given the unsuccessful marketing of the existing B1 use the change of use is considered acceptable subject to compensation for the loss of employment floorspace and local employment opportunities during construction and occupation.

### **6.3 Impact on the amenity of adjoining occupiers**

6.3.1 London Plan Policies 7.6 and 7.15 and Saved UDP Policies UD3 and ENV6 require development proposals to have no significant adverse impacts on the amenity of surrounding occupiers and residents regarding loss of daylight / sunlight, increase sense of enclosure / loss of outlook, overlooking, loss of privacy and excessive noise levels.

6.3.2 Concerns have been raised in relation to the impact on the privacy of the flats within Portman House which sits to the north of the site and has windows in the flank elevation. There is currently intervisibility between the existing office and the upper floors of Portman House. It is acknowledged that the hotel use would mean the building would be occupied more often in the evenings and night time. Therefore, in order to safeguard privacy, as part of the proposal, the scheme would include the installation of panels in place of existing windows – therefore, the proposed hotel would not give rise to a material level of overlooking or a loss of privacy thus safeguarding the amenity of residents of the neighbouring residential properties.

6.3.3 The proposed alterations and small extension to the existing building would not have a significant adverse impact on the amenity of any neighbouring residents or occupiers regarding loss of daylight / sunlight, increase sense of enclosure / loss of outlook, overlooking and loss of privacy.

6.3.4 Given the site's location within a town centre it is considered that the increase activity as a result of the hotel use in terms of deliveries and customers coming and going would not have a material impact on the amenity of neighbouring properties. There are a number of businesses in the area including a cinema which open late into the evening. A condition is suggested in order to ensure that the plant would not exceed the background noise levels.

### **6.4 Design and appearance**

6.4.1 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Haringey Local Plan Policy SP11 'Design' and Saved UDP Policy UD3 'General Principles' continue this approach.

- 6.4.2 The proposal would involve relatively minor alterations to the exterior of the building namely additional cladding on the corner of the building and the insertion of new windows. There would also be a small extension into the 2<sup>nd</sup> floor car park which would not be visible in the streetscene and in any case is appropriate in scale, bulk and height in relation to the host building.
- 6.4.3 These particular proposals would modernise and improve the exterior appearance of the host building while providing opportunities for advertisements and branding for the hotel. Given the existing prominence of the building within a commercial environment the proposed alterations and indicative signage (which will be subject to a separate advertisement consent application) are appropriate and will improve the appearance of the building and the streetscene generally.
- 6.4.4 The Noel Park Conservation Area is located at the rear of the site. The minor alterations to the building, and the small scale extension, which would not be visible at street level, would preserve the setting of this conservation area.

#### *Crime Prevention*

- 6.4.5 London Plan Policies 7.3 and 7.13 and Local Plan SP11 advise that Development should include measures to design out crime that, in proportion to the risk, deter terrorism, assist in the detection of terrorist activity and help defer its effects by following the principles set out in 'Secured by Design' and Safer Places.
- 6.4.6 The proposal includes a number of a design features to design out crime including 24 hour reception, CCTV inside the building's common areas, external CCTV to all site boundaries, hotel entrance, and all external doors lockable front doors with card entry and intercom, further security doors leading from lift lobbies to hotel bedrooms, and various bedroom security measures. The Metropolitan Police's Designing Out Crime Officer has provided comments and raises no objections.
- 6.4.7 Therefore the proposal is in line with the principles of 'Secured by Design' and 'Safer Places' and complies with London Plan 2011 Policy 7.3 and Haringey Local Plan 2013 Policy SP11 in this respect.

#### *Accessibility*

- 6.4.8 London Plan policies 6.1 and 7.2 and Local Plan SP11 seek the highest standards of access in all buildings and places by securing step-free access where this is appropriate and practicable. London Plan Policy 4.5 states that 10% of hotel bedroom should be wheelchair accessible.
- 6.4.9 The applicant has shown its commitment towards creating an inclusive environment within its design and access statement. The hotel would be fully accessible and is designed to meet the requirements of Part M of the Building Regulations to meet the needs of disabled people. The hotel would have level entrances from street level and the car park and an accessible reception area



including an accessible WC. There is lift access to all floors of the hotel with an accessible room on each floor and suitable corridor widths. The accessible rooms would be larger with amended furniture and fittings with 1500mm turning spaces, distress alarms linked to reception and accessible bathrooms. The 3 accessible rooms would provide the 10% wheelchair accessible rooms required by Policy 4.5 of the London Plan.

6.4.10 The London Plan parking standards require new development to consider the needs of disabled drivers, and states developments should provide at least one accessible on or off street car parking bay designated for Blue Badge holders. 3 disabled parking spaces would be provided close to the main entrance of the proposed hotel development, which is considered acceptable.

6.4.11 The applicant has demonstrated that the new development would be laid out and inclusively designed to meet the needs of those with disabilities and the wider community in accordance to the NPPF and to London Plan Policies 3.8 and 7.2 and Local Plan Policy SP11.

## **6.5 Parking and highway safety**

6.5.1 Local Plan (2013) Policy SP7 Transport states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport.

6.5.2 The Council's Transportation Team has been consulted and advised that the development site has a high level of accessibility to public transport. The site is served by 14 bus routes with frequencies ranging from 4 to 15 vehicles per hour and Wood Green LUL Station is approx. 411m (5 minutes' walk) from the site.

6.5.3 They note that the High Street and adjoining streets are subject to parking controls that operate Monday to Sunday 8AM – 10PM. They note that as there are no restrictions on the use of the entire car park by guests of the hotel, therefore the provision of 12 car parking spaces should not be considered as the maximum provision under the proposal. This suggests that the proposal is at odds with the spirit of the London Plan (as set out in FALP 2015 supporting paragraph 6A.8); that with the exception of accessible parking spaces, parking should be limited to operational needs only. However they consider that it is unlikely that a hotel of this scale and with such a high accessibility to public transport would attract a significant level of car-borne trips. Furthermore, the availability of additional car parking spaces to be used occasionally by guests of the hotel will ensure that no overspill effects will be created by the development. Therefore they consider that there would be no undue impacts on the adjoining CPZ from the proposal.

6.5.4 The Transport Team note that the servicing and delivery arrangements are as per the existing situation; a service area accessed from Pelham Road. All servicing and delivery activity will be contained within the premises and therefore will be clear of the adjoining highway. The existing service area

includes adequate turning and manoeuvring provision to ensure that vehicles can access and leave the site in a forward gear. They note that the applicant's Transport Statement states that the delivery and service demand of the site would not be significantly greater than the extant use. No more than 5 deliveries per week are expected under the proposal. Transportation officers are satisfied that no significant highway impacts would arise from the servicing and delivery arrangements under the proposal.

- 6.5.5 The proposal includes 6 x cycle parking spaces within the car park, adjacent to the entrance to the hotel at level 2. The cycle parking is consistent with the recommendations in the London Plan (FALP, 2015) and is acceptable.
- 6.5.6 The Transportation Team note that there is no dedicated coach or taxi parking provided under the proposal. They note the objections from TfL in relation to the arrangements for coach and taxi drop-off. However they consider that there is no requirement to provide dedicated coach parking for hotel proposals of fewer than 50 rooms (FALP 2015 supporting paragraph 6A.9). Moreover, arrivals / departures by coach will be very infrequent and would not necessitate any dedicated provision and in the opinion of the transport officer this will not give rise to any significant disruptions to the operation of the bus stop. Taxi drop-offs can be carried out where the existing parking restrictions permit.
- 6.5.7 Transportation officers do not object to the proposal. Given the existing parking provision within the existing multi-storey car park the loss of 3 spaces does not adversely impact on parking in the area. The development would not create any unacceptable impacts on the adjoining road network. The pedestrian access arrangement is unchanged. The servicing and delivery arrangements, including vehicle access, are unchanged. The provision of 3 x accessible car parking spaces is consistent with policy (London Plan 6.13). The East Car Park will absorb the generated car parking demand thus preventing any undue impacts on the capacity of the adjoining CPZ. The cycle parking provision is satisfactory.

## **6.6 Energy and Sustainability**

- 6.6.1 The NPPF and London Plan Policies 5.1, 5.2, 5.3, 5.7, 5.8, 5.9, 5.10 and 5.11, and Local Plan Policy SP4 sets out the approach to climate change and requires developments to make the fullest contribution to minimizing carbon dioxide emissions. Local Plan Policy SP4 requires all new non-residential development shall be built to at least BREEAM "very good" and should aim to achieve BREEAM "excellent".
- 6.6.2 The applicant has submitted a sustainability statement which demonstrates the new development (61%) will provisionally achieve BREEAM 'Very Good (min. 55%)'. A condition will be attached to ensure that prior to occupation the applicant provides a final Certificate to certify that BREEAM 'very good' has been achieved.
- 6.6.3 London Plan Policy 5.2 requires all new non-domestic buildings to provide a 35% reduction in carbon emissions above 2013 Building Regulations. The

applicant's energy statements states that the energy hierarchy set out within the London Plan has been followed for this development to firstly reduce the energy demand by the incorporation of improved insulation, low energy lighting and efficient systems before the incorporation of decentralised and renewable technologies. The proposal will incorporate a combined heat and power unit (CHP) to meet the hot water requirement for the hotel with solar panels and air source heat pumps meeting a significant proportion of the heating and cooling demand. The statement concludes that no other renewable technology can be incorporated due to the operator and site constraints. It calculates a carbon emission reduction of 25.60% with an annual shortfall below the 35% London Plan target of 38 tonnes.

- 6.6.4 Given the limitations of the site and the constraints of the existing building this level of carbon reduction is considered acceptable in this instance and carbon offsetting has been accepted to reach the London Plan target. The Mayor's Sustainable Design and Construction SPG sets out how this is calculated using a nationally recognised price or locally set price; currently £60 per tonne. The overall contribution should be calculated over 30 years which equates to £1,800 per year. The applicant's energy statement shows that the proposal has a shortfall of 6 tonnes therefore a contribution of £10,800/ £14,148.00 is sought through a S106.
- 6.6.5 The development has been designed so that if a heat network in Wood Green comes forward it would be possible to connect to the network, if appropriate. The Council's Carbon Management Team have requested further details of the safeguarded connection between the CHP and property boundary, to ensure that the proposal is adequately future proofed and follows Greater London Authority decentralised energy network design guidance provided. This has been secured by a condition.

## **6.7 Waste storage**

- 6.7.1 London Plan Policy 5.17 'Waste Capacity', Local Plan Policy SP6 'Waste and Recycling' and Saved UDP Policy UD7 'Waste Storage', require development proposals make adequate provision for waste and recycling storage and collection. The Council's waste management team raise no objections as the applicant will need to make their own arrangements with a private contractor. An informative has been attached to advise them of their obligations in this respect.

## **6.8 Drainage**

- 6.8.1 London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding' require developments to utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so, and aim to achieve greenfield run-off rates and ensure that

surface water run-off is managed as close to its source as possible in line with the following drainage hierarchy:

- 1 store rainwater for later use
- 2 use infiltration techniques, such as porous surfaces in non-clay areas
- 3 attenuate rainwater in ponds or open water features for gradual release
- 4 attenuate rainwater by storing in tanks or sealed water features for gradual release
- 5 discharge rainwater direct to a watercourse
- 6 discharge rainwater to a surface water sewer/drain
- 7 discharge rainwater to the combined sewer.

6.8.2 They also require drainage to be designed and implemented in ways that deliver other policy objectives, including water use efficiency and quality, biodiversity, amenity and recreation. Further guidance on implementing Policy 5.13 is provided in the Major's Sustainable Design and Construction SPG (2014) including how to design a suitable SuDS scheme for a site. The SPG advises that if greenfield runoff rates are not proposed, developers will be expected to clearly demonstrate how all opportunities to minimise final site runoff, as close to greenfield rate as practical, have been taken. This should be done using calculations and drawings appropriate to the scale of the application. On previously developed sites, runoff rates should not be more than three times the calculated greenfield rate. The SPG also advises that drainage designs incorporating SuDS measures should include details of how each SuDS feature, and the scheme as a whole, will be managed and maintained throughout its lifetime.

6.8.3 The applicant has provided a drainage report which states that the proposal will not impact on the existing arrangements for surface water drainage. The Council SUDs officer is not satisfied with the level of detail and justification provided and has requested further details and justification. This will be secured by condition.

6.10.4 Subject to the submission of further drainage details the proposal will provide sustainable drainage and will not increase floor risk in accordance with London Plan (2011) Policy 5.13 'Sustainable drainage' and Local Plan (2013) Policy SP5 'Water Management and Flooding'

## 6.9 Conclusion

6.8.1 The proposed hotel development would support the development of the leisure and night-time economy within Wood Green town centre and contribute to the delivery of the Council's regeneration aspirations for this centre. Given the unsuccessful marketing of the existing B1 use over the past few years, the change of use is acceptable subject to compensation for the loss of employment floorspace and local employment opportunities during construction and occupation.

- 6.8.2 The proposed alterations to the existing building and the change of use to a hotel itself would not have a significant adverse impact on the amenity of neighbouring residents or occupiers.
- 6.8.3 The proposed alterations and small extension, in design terms are appropriate and would improve the appearance of the host building and the streetscene generally. The design adheres to the principles of designing out crime and will be accessible to all users. The development would not create any unacceptable impacts on the adjoining road network.
- 6.8.4 The proposal would achieve BREEAM 'very good' and a significant carbon reduction through energy efficiency and renewable energy generation and with carbon offsetting will meet the London Plan carbon reduction target.
- 6.8.5 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **6.10 CIL**

- 6.9.1 Based on the information given on the plans, the Mayoral CIL charge will be £38,115 (1,089 sq.metres x £35) and the Haringey CIL charge will be £0 (Hotels are charged at a NIL Rate). This will be collected by Haringey after/should the scheme is/be implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **8.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Applicant's drawing No.(s) 140356 (D) 001, 140356 (D) 002 Rev A, 140356 (D) 003 Rev A, 140356 (D) 004 Rev A, 140356 (D) 005 Rev A, 140356 (D) 006 Rev A, 140356 (D) 007 Rev A, 140356 (D) 008 Rev A, 140356 (D) 009 Rev A, 140356 (D) 010 Rev A, 140356 (D) 011 Rev A, 140356 (D) 012 Rev A, 140356 (D) 013 & 140356 (D) 014, Breeam Report, Design & Access Statement, Drainage Report, Energy Statement, Planning Statement & Transport Statement

Subject to the following condition(s)

Conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications:  
140356 (D) 001, 140356 (D) 002 Rev A, 140356 (D) 003 Rev A, 140356 (D) 004 Rev A, 140356 (D) 005 Rev A, 140356 (D) 006 Rev A, 140356 (D) 007 Rev A, 140356 (D) 008 Rev A, 140356 (D) 009 Rev A, 140356 (D) 010 Rev A, 140356 (D) 011 Rev A, 140356 (D) 012 Rev A, 140356 (D) 013 & 140356 (D) 014

Reason: In order to avoid doubt and in the interests of good planning.

3. Notwithstanding the information submitted with this application, no development shall take place until precise details of the external materials to be used in connection with the development hereby permitted be submitted to, approved in writing by and implemented in accordance with the requirements of the Local Planning Authority and retained as such in perpetuity.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area and consistent with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

4. The development hereby permitted shall not be commenced until detailed design, method statements and load calculations (in consultation with London Underground), have been submitted to and approved in writing by the local planning authority which provide details on all structures to accommodate the location of the existing London Underground structures and tunnels accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels. The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012

5. The development hereby approved shall not be occupied until a final Certificate has been issued certifying that BREEAM (or any such equivalent national measure of sustainable building which replaces that scheme) 'very good' has been achieved for this development,

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

6. The development hereby permitted shall be built in accordance with the energy and sustainability statements and the energy provision shall be thereafter retained in perpetuity, no alterations to the energy or sustainability measures shall be carried out without the prior approval, in writing, of the Local Planning Authority.

Reason: To ensure that a proportion of the energy requirement of the development is produced by on-site renewable energy sources to comply with Policy 5.7 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

#### FUTURE PROOFING

7. Prior to commencement of the development, save for stripping out the existing office, full details of the single plant room/energy centre, CHP and Boiler specifications, thermal store and communal network future proofing measures, including details of the safeguarded connection between the plant room and property boundary, should be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the completed development is future proofed to enable connection to an area wide decentralised energy network to comply with Policies 5.5 and 5.6 of the London Plan 2011 and Policies SP0 and SP4 of the Haringey Local Plan 2013.

8. The design and installation of new items of fixed plant hereby approved by this permission shall be such that, when in operation, the cumulative noise level LAeq 15 min arising from the proposed plant, measured or predicted at 1m from the facade of nearest residential premises shall be a rating level of at least 5dB(A) below the background noise level LAF90. The measurement and/or prediction of the noise should be carried out in accordance with the methodology contained within BS 4142: 1997. Upon request by the local planning authority a noise report shall be produced by a competent person and shall be submitted to and approved by the local planning authority to demonstrate compliance with the above criteria.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy 7.15 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

9. No development shall commence until a scheme of surface water drainage works including an appropriate maintenance regime have been submitted to and approved in writing by the Local Planning Authority. The runoff rates shall not be more than three times the calculated greenfield rate for the site. The sustainable drainage scheme shall be constructed in accordance with the approved details and thereafter retained.

Reason: To promote a sustainable development consistent with Policies SP0, SP4 and SP6 of the Haringey Local Plan 2013.

**Informatives:**

**INFORMATIVE 1: THE NPPF**

In dealing with this application, Haringey Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to foster the delivery of sustainable development in a positive and proactive manner.

**INFORMATIVE 2: COMMUNITY INFRASTRUCTURE LEVY**

The applicant is advised that the proposed development will be liable for the Mayor of London and Haringey CIL. Based on the information given on the plans, the Mayor's CIL charge will be £38,115 (1,089 sq. metres x £35) and the Haringey CIL charge will be £0 (Hotels are charged at a NIL Rate. This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

**INFORMATIVE 3: HOURS OF CONSTRUCTION WORK:**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

- 8.00am - 6.00pm Monday to Friday
- 8.00am - 1.00pm Saturday
- and not at all on Sundays and Bank Holidays.

**INFORMATIVE 4: Party Wall Act:**

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

**INFORMATIVE 5: THAMES WATER- DRAINAGE**

In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

**INFORMATIVE 6: WATER PRESSURE**

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it



leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

#### INFORMATIVE 7: WASTE MANAGEMENT

Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system. The business must ensure that all area around the site are managed correctly by the managing agent to keep areas clean of litter and detritus at all times. The waste collection point will need to be at rear of the property from the service yard and will need to be accessible for refuse collection vehicles to enter and exit safely.

#### INFORMATIVE 8: DRAINAGE

In respect of condition the Council will expect the following:

##### Flow Control:

For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event.

##### Volume Control:

Where reasonably practicable, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event

Appendix 1 Consultation Responses from internal and external agencies

No.	Stakeholder	Question/Comment	Response
	<b>INTERNAL</b>		
	<b>Transportation</b>	<p><b>Transport Context</b>                      The development site is located within The Mall Wood Green, which is a in a town centre location. The site fronts onto High Road, which is a busy high street with a high level of pedestrian movement. The site is served by 14 bus routes with frequencies ranging from 4 to 15 vehicles per hour. Wood Green LUL Station is approx. 411m (5 minutes' walk) from the site. It is fair to say that the site enjoys a high level of accessibility to public transport.</p> <p>High Street and adjoining streets are subject to parking controls that operate Monday to Sunday 8AM – 10PM.</p> <p><b>Car Parking</b>                      The proposal includes 12 car parking spaces (including 3x disabled car parking spaces at second floor level). The car parking spaces are provided within the existing car park and are distributed across levels 2 to 5. It should be noted that car parking associated with the hotel will not be limited to 12 car parking spaces only; that guests of the hotel arriving by car will be able to make use of the entire car park if needed. As there are no restrictions on the use of the entire car park by guests of the hotel, the provision of 12 car parking spaces should not be considered as the maximum provision under the proposal. This suggests that the proposal is at odds with the spirit of the London Plan (as set out in</p>	

No.	Stakeholder	Question/Comment	Response
		<p>FALP 2015 supporting paragraph 6A.8); that with the exception of accessible parking spaces, parking should be limited to operational needs only. That said it is unlikely that a hotel of this scale and with such a high accessibility to public transport, would attract a significant level of car-borne trips.</p> <p>Furthermore, the availability of additional car parking spaces to be used occasionally by guests of the hotel will ensure that no overspill effects will be created by the development.</p> <p>Therefore, no undue impacts on the adjoining CPZ will arise from the proposal.</p> <p><b>Servicing &amp; Delivery</b>  The servicing and delivery arrangements are as per the existing situation i.e. via a service area accessed from Pelham Road. All servicing and delivery activity will be contained within the premises and therefore will be clear of the adjoining highway. The existing service area includes adequate turning and manoeuvring provision to ensure that vehicles can access and leave the site in a forward gear. The TS states that the delivery and service demand of the site will not be significantly greater than the extant use. This is a fair assumption. No more than 5 deliveries per week are expected under the proposal. Transport officers are satisfied that no significant impacts will arise from the servicing and delivery arrangements under the proposal.</p>	

No.	Stakeholder	Question/Comment	Response
		<p><b>Cycle Parking</b> The proposal includes 6x cycle parking spaces within the car park, adjacent to the entrance to the hotel at level 2. The cycle parking is consistent with the recommendations in the London Plan (FALP, 2015) and is considered to be acceptable.</p> <p><b>Coach and Taxi Parking</b> There is no dedicated coach or taxi parking provided under the proposal. TfL's dissatisfaction with the arrangements for coach and taxi drop-off is noted. However, there is no requirement to provide dedicated coach parking for hotel proposals of fewer than 50 rooms (FALP 2015 supporting paragraph 6A.9). Moreover, arrivals/departures by coach will be very infrequent and would not necessitate any dedicated provision and in the opinion of the transport officer this will not give rise to any significant disruptions to the operation of the bus stop. Taxi drop-offs can be carried out where the existing parking restrictions permit.</p> <p><b>Conclusion</b> Transport officers do not object to the proposal. The development is not expected to create any unacceptable impacts on the adjoining road network. The pedestrian access arrangement is unchanged. The servicing and delivery arrangements, including vehicle access, are unchanged. The provision of 3x accessible car parking spaces is consistent with policy (London Plan 6.13). The East Car Park will absorb the generated car parking demand under the proposed and thus prevent any undue</p>	

No.	Stakeholder	Question/Comment	Response
		impacts on the capacity of the adjoining CPZ. The cycle parking provision is satisfactory.	
	<b>Waste Management</b>	<p>Commercial Business must ensure all waste produced on site are disposed of responsibly under their duty of care within Environmental Protection Act 1990. It is for the business to arrange a properly documented process for waste collection from a licensed contractor of their choice. Documentation must be kept by the business and be produced on request of an authorised Council Official under section 34 of the Act. Failure to do so may result in a fixed penalty fine or prosecution through the criminal Court system.</p> <p>Also we require the business to ensure that all area around the site are managed correctly by the managing agent to keep areas clean of litter and detritus at all times.</p> <p>The waste collection point will need to be at rear of the property from the service yard and will need to be accessible for refuse collection vehicles to enter and exit safely.</p>	Noted and an informative attached.
	<b>Carbon Management</b>	1) The energy baseline for the development proposal would have emitted 58.2 tonnes of CO2 per year if building regulations compliant. The scheme is required to deliver a carbon saving of 35% or a new target emissions of 37.83 tonnes of CO2 per year. Following implementation of the Energy Hierarchy (London Plan Policy 5.2) the development delivers a new emissions figure of 43.3 tonnes of CO2 per year which is a shortfall of 5.24 tonnes. The development proposes to offset	Noted, carbon offsetting required through a S106. Condition imposed for compliance with the energy statement, district heating future proofing and BREEAM very good.

No.	Stakeholder	Question/Comment	Response
		<p>these emissions as set out in policy. As such the development will be expected to make a contribution of £14,148.00 towards carbon reduction projects within Haringey.</p> <p>Action: Secure £14,148.00 towards carbon reduction projects within Haringey through s106 agreements for payment at commencement on site.</p> <p>2) The applicant has stated that they will deliver a development wide heating network. This network will be able to be connected to area wide district energy networks at a later date. The Council requires more detail is given on how this connection will be made. This should include maps and technical specification.</p> <p>Action: Provide the operational details of the heat network on the site (pressures and temperatures). The location of the energy centre and ensure that there is space for future heat exchangers. An identified route from the energy centre to the public highway that will be reserved for connectivity to the area wide network on the public highway.</p> <p>3) The energy strategy sets out how the carbon reduction will be achieved on this scheme. The Council will need to ensure that the development is delivered as set out in the energy strategy and designed.</p> <p>Action: To condition the delivery of the energy strategy as set out in this document (Title: The Energy Strategy</p>	

No.	Stakeholder	Question/Comment	Response
		<p>(issue 2); By: MRB Energy and Sustainability; Date: 13th August 2015) . This should include:</p> <ul style="list-style-type: none"> <li>- The location of the energy centre and site wide heating network operations;</li> <li>- 50m2 of solar PV on the roof of the development.</li> </ul> <p>Any alterations to this strategy should be submitted to the Council for approval.</p> <p>There is nothing on the sustainability assessment for the scheme (although they do say they will achieve the policy requirement of “very good” BREEAM. This should also be conditioned through a post construction certificate.</p>	
	<b>Conservation Officer</b>	I have reviewed the proposals and consider them to have no additional impact on the setting of the conservation area. It is, therefore, acceptable from a conservation point of view.	Noted
	<b>SUDS Officer</b>	Not satisfied with the current drainage proposals. The proposal should comply with the London Plan drainage policies.	A condition has been imposed requiring further details of the drainage runoff rates which should not be more than three times the calculated greenfield rate.
	<b>EXTERNAL</b>		
	<b>London Underground</b>	<p>Though we have no objection in principle to the above planning application there are a number of potential constraints on the redevelopment of a site situated close to underground tunnels and infrastructure. It will need to be demonstrated to the satisfaction of LUL engineers that:</p> <p>the development will not have any detrimental effect on</p>	Condition and informative attached as requested.

No.	Stakeholder	Question/Comment	Response
		<p>our tunnels and structures either in the short or long term  <input type="checkbox"/> the design must be such that the loading imposed on our tunnels or structures is not increased or removed  <input type="checkbox"/> we offer no right of support to the development or land</p> <p>Therefore we request that the grant of planning permission be subject to conditions to secure the following:</p> <p>The development hereby permitted shall not be commenced until detailed design, method statements and load calculations (in consultation with London Underground), have been submitted to and approved in writing by the local planning authority which:          provide details on all structures accommodate the location of the existing London Underground structures and tunnels accommodate ground movement arising from the construction thereof and mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.</p> <p>The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.</p> <p>Reason: To ensure that the development does not impact on existing London Underground transport</p>	



No.	Stakeholder	Question/Comment	Response
		<p>infrastructure, in accordance with London Plan 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012</p> <p>We also ask that the following informative is added:</p> <p>The applicant is advised to contact London Underground Infrastructure Protection in advance of preparation of final design and associated method statements, in particular with regard to: demolition; drainage; excavation; and construction methods.</p>	
	<b>TFL</b>	<p>In principle TfL has no objection to this application, however, TfL have the following comments:  TfL are content with the quantum of cycle parking. Although no maximum standards are set for hotel car parking provision, the following approach is recommended considering the site's excellent PTAL of 6. In locations with a PTAL of 4-6, on-site provision should be limited to operational needs, parking for disabled people and that required by taxis, coaches and delivery/servicing. Any additional parking should be justified by the applicant.</p> <p>TfL are dissatisfied with the arrangements for coach and taxi drop-off. the applicant has proposed "The Bus Stops on the A205 High Road have wide yellow line running along their length which does not preclude private coaches and taxis from using them. The bus stops in question are both in order of 40 metres in length, therefore occasional use by private coaches and taxis will not create untoward obstruction to regular buses".</p>	<p>These comments are addressed in the Transportation Team's response and paragraph 6.5.6 above.</p>

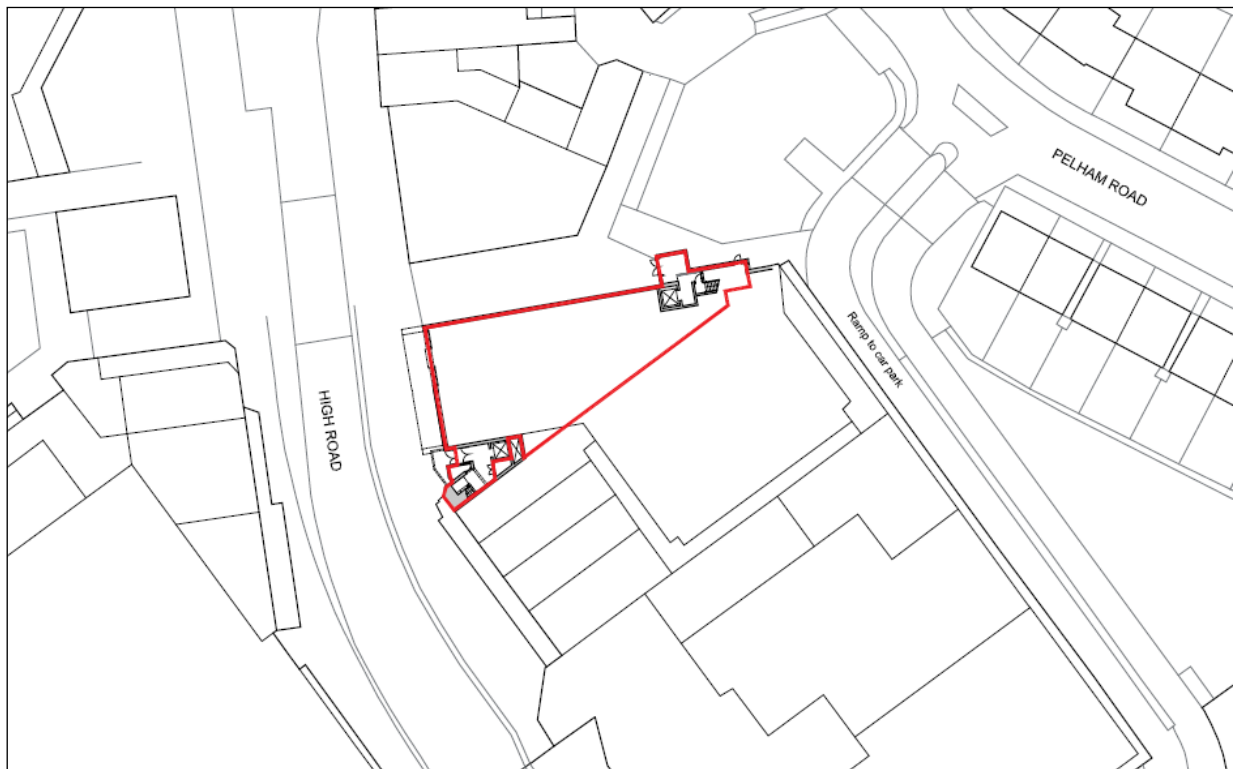
No.	Stakeholder	Question/Comment	Response
		<p>However, the bus stop in question (Wood Green Shopping City Stop J) has been reduced in size since the redevelopment works on Wood Green High Road and New Street furniture has been placed on the highway. TfL cannot condone taxi's or coaches waiting or serving this stop. At present if two buses are serving this stop then nothing can pass due to the new traffic island adjacent to the stop. TfL requires the applicant to determine a new plan for coach and taxi parking. TfL are satisfied that the delivery and servicing will remain the same as it currently is through the use of existing access through Pelham Road</p> <p>TfL requests that the applicant submit a construction statement in order to ensure that construction does not affect the SRN adjacent to the site</p> <p>Until the matters above are resolved TfL cannot approve this application</p>	
	<b>Design Out Crime Officer</b>	<p>No objection to the proposals and they appear to make a good use of this space and increase lawful and proper use of the High Road and Commercial areas. The Architect for the scheme consulted with me and gave opportunity to comment on their drawings and design and I have few concerns.</p> <p>I can give further advice as required throughout the lifetime of the build and it will be appropriate to include the standards of the Secured by Design scheme to some aspects of the hotel.</p>	Noted
	<b>Thames Water</b>	Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or	

No.	Stakeholder	Question/Comment	Response
		<p>a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.</p> <p>Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Water Comments On the basis of information provided, Thames Water would advise that with regard to water infrastructure capacity, we would not have any objection to the above planning application.</p> <p>Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this</p>	

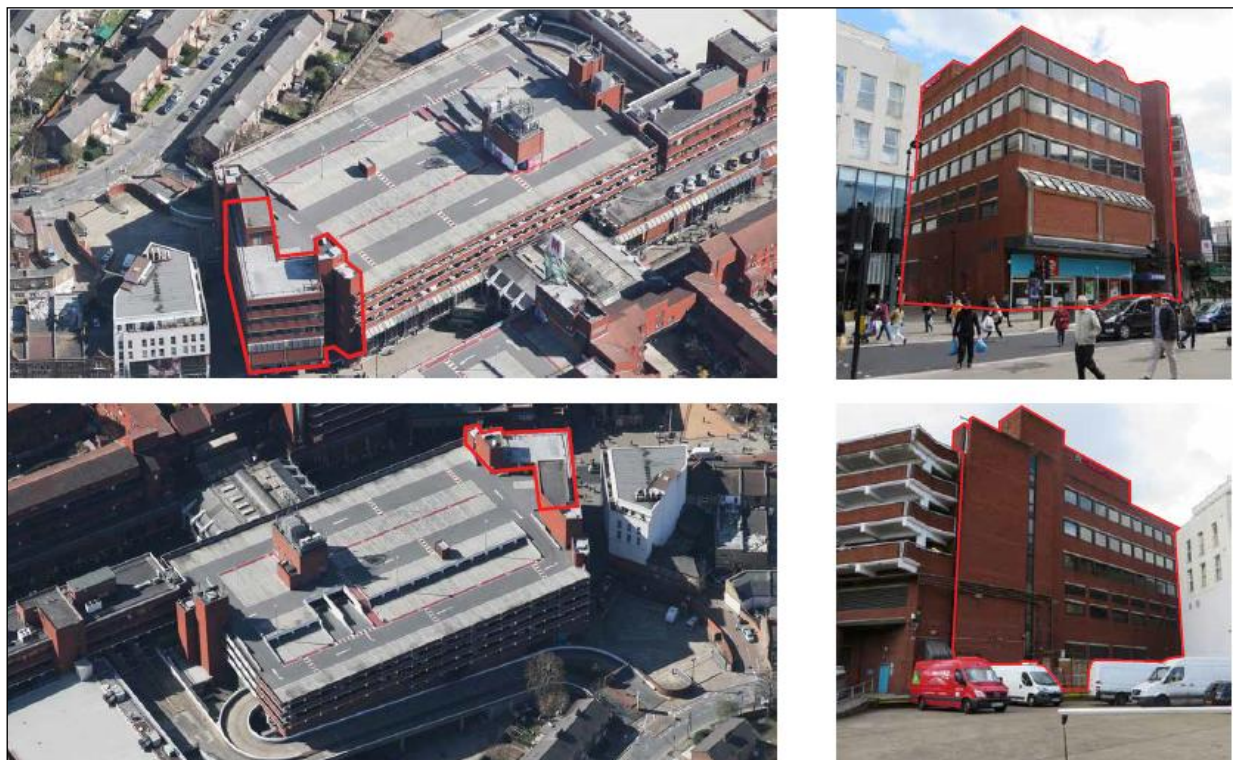
No.	Stakeholder	Question/Comment	Response
		minimum pressure in the design of the proposed development.	
	<b>NEIGHBOURING PROPERTIES</b>		
		<p><b>Loss of privacy</b></p> <ul style="list-style-type: none"> <li>• The nine residential properties in Portman House will be overlooked considerably by this proposal</li> <li>• The change to an office use would mean overlooking in the evenings and at weekends from the existing windows</li> <li>• All of the bedroom windows being only a few metres away</li> <li>• Think that a hotel is preferable to it being turned into residential units but hope that window treatments that will obscure the view will be considered.</li> </ul>	The impact on the proposal on privacy is addressed in paragraph 6.3.2.

### Appendix 3 Plans and images

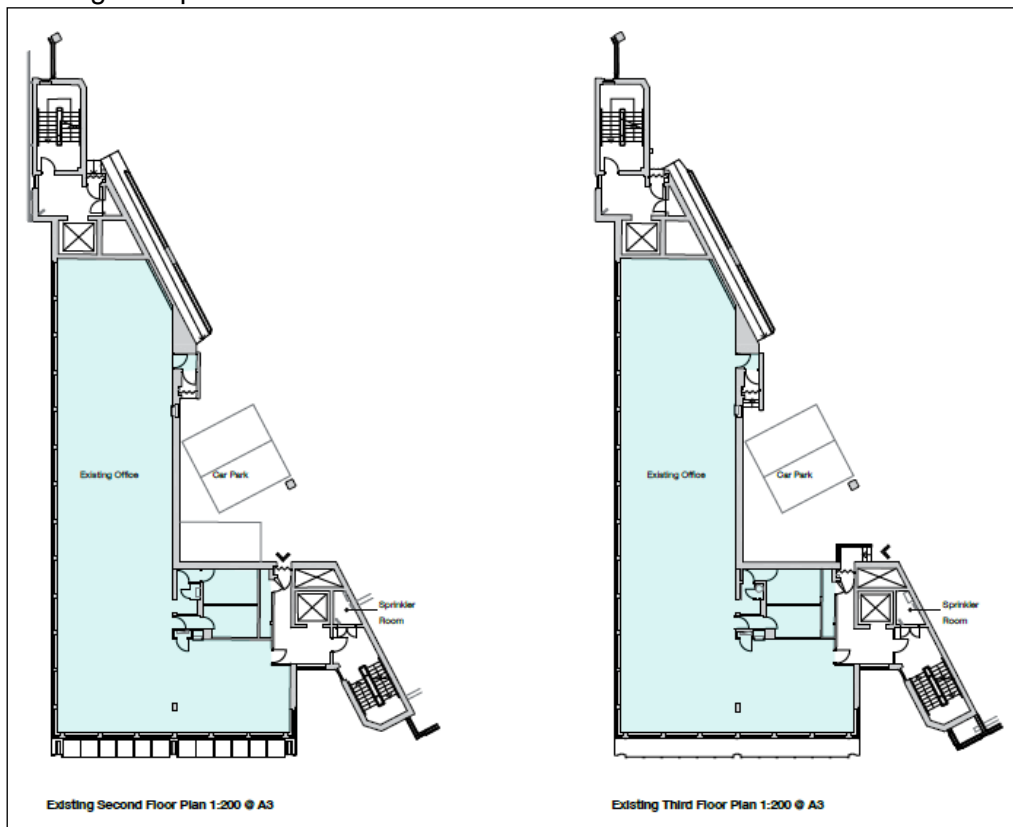
#### Site Location Plan



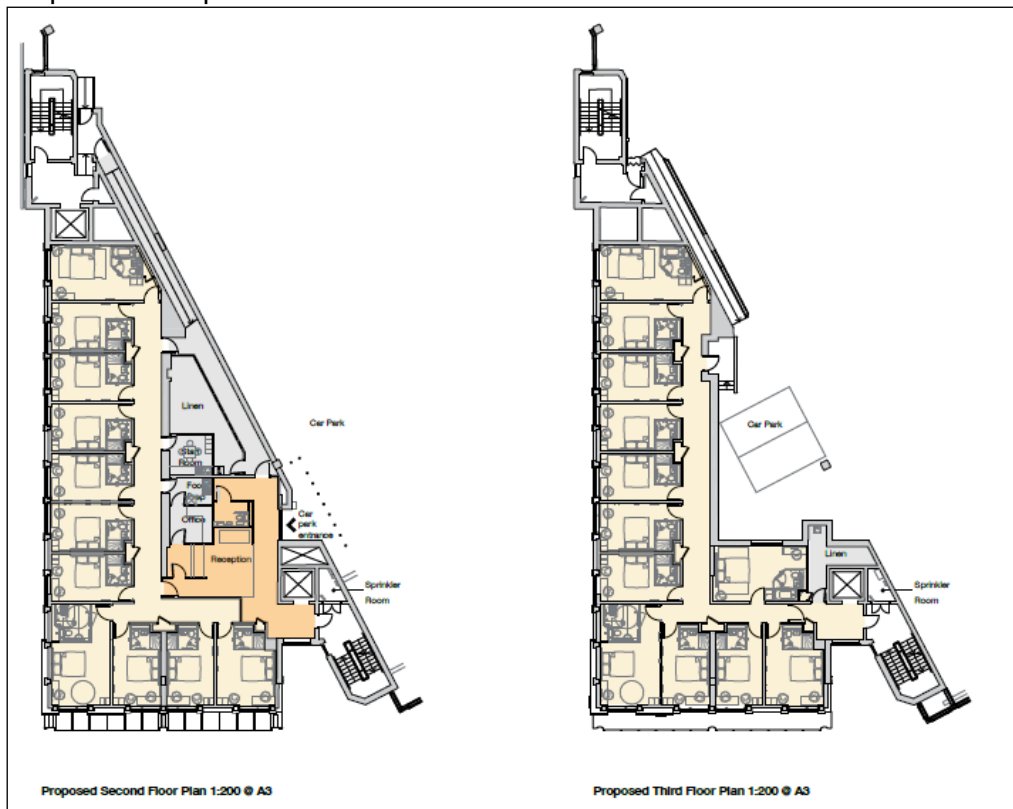
#### Existing photos



Existing floor plans



Proposed floor plans



Proposed north elevation



Proposed west and south elevations



Artist's impression





Planning Sub Committee 5<sup>th</sup> October 2015

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2015/0522	<b>Ward:</b> West Green
<b>Address:</b> Land to rear of 131-151 Boundary Road N22 6AR	
<b>Proposal:</b> Demolition of existing workshop/store and shed, construction of one detached, three bedroom, single storey dwelling with basement served by light wells, and 2no. semi-detached, two storey, three bedroom houses with basements served by light wells, and construction of two sets of entrance gates	
<b>Applicant:</b> Mr L. Beaken	
<b>Ownership:</b> Private	
<b>Case Officer Contact:</b> Sarah Madondo	
<b>Date received:</b> 19/02/2015 <b>Last amended date:</b> DD/MM/YYYY	
<b>Drawing number of plans:</b> 10558/TP01/A, 10558/TP01/B, 10558/TP02/A, 10558/TP02/B, 10558/TP03/A, 10558/TP03/B, 10558/TP04/A, 10558/TP05.	
1.1 This planning application is being reported to Committee at the request of a Ward Councillor. The application is also being reported as it would be subject to a S106/ legal agreement.	
<b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b>	
<ul style="list-style-type: none"> <li>• The principle of redeveloping the backland to the rear of 131- 151 Boundary Road is considered acceptable including the associated dwelling mix and density of the scheme.</li> <li>• The residential accommodation would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space.</li> <li>• In terms of impact on the residential amenity of neighbouring properties the proposal is considered acceptable and would not cause unacceptable overlooking or loss of privacy or affect daylight/ sunlight/ visual amenity.</li> <li>• The scheme will have no adverse impact on the surrounding highway network or on car parking conditions in the area.</li> </ul>	

## 2. RECOMMENDATION

- 1) That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission subject to the prior completion of a Section 106 Legal Agreement.
- 2) That the section 106 legal agreement referred to in the resolution above is to be completed no later than 5<sup>th</sup> November 2015 or within such extended time as the Head of Development Management shall in her sole discretion allow; and
- 3) That, following completion of the agreement(s) referred to in resolution (1) within the time period provided for in resolution (2) above, planning permission be granted in accordance with the Planning Application subject to the attachment of all conditions imposed on application ref: HGY/2015/0522 including;

### Conditions

- 1) Implementation within 3 years;
- 2) Development to be carried out in accordance with approved plans;
- 3) Precise details of the materials;
- 4) Details of landscaping;
- 5) Details of boundary treatment;
- 6) Detailed scheme for the provision of refuse and waste storage arrangements;
- 7) Details of site levels;
- 8) Details of land contamination;
- 9) Land contamination/ remediation;
- 10) Removal of redundant crossover
- 11) Construction Management Plan (CMP)
- 12) Details of green roof;
- 13) Details of external lighting;
- 14) Removal of permitted development rights;
- 15) Code for Sustainable Homes Level 4.

Informatives

- 1) Thames Water
- 2) Asbestos Survey
- 3) Hours of Construction
- 4) Community Infrastructure Levy
- 5) Naming & numbering
- 6) Party Wall Agreement
- 7) Land Ownership

4) In the event that the Planning Application is refused for the reasons set out in resolution above, the Head of Development Management (in consultation with the Chair of Planning sub-committee) is hereby authorised to approve any further application for planning permission which duplicates the Planning Application provided that:

(i) There has not been any material change in circumstances in the relevant planning considerations,

(ii) The further application for planning permission is submitted to and approved by the Head of Development Management within a period of not more than 12 months from the date of the said refusal, and

(iii) The relevant parties shall have previously entered into the agreement(s) contemplated in resolution (1) above to secure the obligations specified therein.

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3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
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6.0	CONSULTATION
7.0	MATERIAL PLANNING CONSIDERATIONS
8.0	RECOMMENDATION
9.0	APPENDICES: Appendix 1: Consultation Responses Appendix 2 : Plans and images

### **3. PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **Proposed development**

- 3.1 The proposal is for the demolition of the existing workshop/store and separate timber outbuilding on site and for the construction of 3no. three bedroom dwellings (a pair of semi-detached two storey houses and a detached single storey house). The detached single storey house would be located at the south-western end of the site close to the access drive with the two further dwellings constructed in the north-eastern part of the site.
- 3.2 These dwellings would incorporate a lower ground floor level served by two lightwells. The first floor of these dwellings would be substantially smaller than the ground floors, and would incorporate a bedroom and en-suite shower room. The proposed scheme here constitutes an amendment to an earlier refused scheme planning ref: HGY/2014/1986.

#### **Site and Surroundings**

- 3.3 The application site area is a backland site located to rear of residential properties between 131-151 Boundary Road and Sirdar Road to the north-east of Turnpike Lane. The site, which is largely flat, is occupied by a single storey workshop/storage building and by a shed. There are various trees and shrubs on the plot around the site. The main plot is defined by the rear boundaries of the residential curtilages of properties in Boundary Road, Sirdar Road and Crawley Road. Boundary treatment predominantly comprises timber fencing, and there are a number of sheds and outbuildings within the adjoining gardens that back onto the application site.
- 3.4 The surrounding area is predominantly residential, and typically includes two storey, late-Victorian terraced houses with pitched roofs. The application site is located in an area that has a low public transport accessibility level (PTAL) of 2. The site lies within approximately 750 metres of Turnpike Lane Underground Station, and within approximately 250 metres of bus services on Westbury Avenue.
- 3.5 Access to the site is via an existing track between 131 and 133 Boundary Road that has an average width of 2.9 metres tapering to 2.4 metres at the back edge of the footway. There is an existing vehicular crossover from Boundary Road, and the access incorporates high timber gates between the residential properties to either side.

#### **Relevant Planning and Enforcement history**

- 3.6 HGY/2000/1195 NOT DET 22-01-01 Land Rear of 131- 151 Boundary Road London Erection of four x four bed seven person three storey houses. (Amended scheme).

HGY/2000/1388 REF 23-01-01 Land Rear Of 131-151 Boundary Road  
Erection of 2 x 3 bed 6 person houses and 1x 4 bed 8 person house (revised scheme).

HGY/2014/1986 REF 02-09-14 Land to rear of 131-151 Boundary Road London  
Demolition of existing workshop/store and shed, construction of one detached, three bedroom, single storey dwelling with basement, and 2no. semi-detached, two storey, three bedroom houses with basements, and construction of two sets of entrance gates

#### 4.0 CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

- 1) Arboricultural Officer
- 2) Cleansing
- 3) Building Control
- 4) Transportation Group

External:

- 5) Thames Water
- 6) London Fire Brigade (Edmonton)

4.2 The following responses were received:

*Internal*

- 1) Transportation - The highway and transportation authority would not object to this application subject to the imposition of the following;

1. Prior to the first occupation of the development hereby permitted, the redundant crossover shall be removed and the footway shall be re-instated. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out

Reason: In the interests of highway safety and to maintain pedestrian amenity.

- 2) Cleansing (West) – no objection

The distance from the bin chamber to the collection point is several yards and quite narrow. The refuse crew may request the waste bins are placed at the point the footway meets the private path on collection. Otherwise Waste Management have no objections.

- 3) Arboricultural Officer - has no objection to the as the site does not have TPO nor is it in a conservation area

4) Building Control - Made the following comments in respect of emergency access:

- The BIA note is reasonably detailed.
- CMP is referred however not included
- No great detail about the piling (although these issues would be picked up at building regulations stage
- In general whilst there would be a number of concerns relating to the works during the construction stage, once built I do not foresee any major issues.

*External:*

Thames Water

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

The London Fire Authority

The Brigade Authority would be satisfied with the proposal subject to the following conditions:

- 1) The sprinklers compliant with BS2951
- 2) The tenants are informed of the reason for the installation sprinkler and servicing requirements
- 3) Fire brigade complies with BS9991
- 4) The maximum distance from the fire appliance to the furthest part of the premises is no more than 90m
- 5) The hydrant location is in close proximity of where the fire appliance work

**5. LOCAL REPRESENTATIONS**

5.1 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:  
Objecting: 41  
Supporting: 0

5.2 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

Principle / Quality

Site is not suitable for housing  
Backland site is suitable for shed or storage  
Loss of employment site  
Poor quality of housing  
Not in keeping with Edwardian houses  
No wheelchair access  
Current use is not garden shed not workshop  
Overdevelopment  
No private gardens  
Proximity of new development  
Distances between the rear extensions and the new houses  
Poor outlook

Amenity

Loss of privacy  
Overlooking  
Loss of daylight and sunlight  
Noise  
Light spill/ light pollution

Parking & Access

Increase in parking pressure  
Construction concerns  
Danger to young children  
Vehicular disruption  
Narrow access  
Entrance too small  
Vehicular disruption

Other

Structural damage  
Fire hazard  
Loss of habitants and wildlife  
Land too small  
Loss of view  
Flooding  
Loss habitant  
Loss of Trees  
Narrow Access  
Subsidence  
Loss of Trees  
Security  
Construction noise  
No private gardens



Structural damage  
Overcrowding  
Poor standard of accommodation  
Double bedroom might used as rental units (HMO)

- 5.3 The following issues raised are not material planning considerations:
- Loss of a private view
  - Impact on property values
  - Heights are incorrect on the drawings

## **6. MATERIAL PLANNING CONSIDERATIONS**

- 6.1 The main planning issues raised by the proposed development are:

1. Principle of the development;
2. Design, form and layout;
3. Standard of accommodation;
4. Impact on the amenity of adjoining occupiers;
5. Parking and highway safety;
6. Refuse/ Sustainability
7. Basement development;
8. Impact on Trees;
9. Affordable housing.

### **Principle of the development**

- 6.2 Local Plan Policy SP0 supports the broad vision of the NPPF and states that the Council will take a positive approach to reflect the Government's policy of presumption in favour of sustainable development. Therefore, planning permission will be granted by the Council for development that is sustainable unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.
- 6.3 The principle of new residential development is generally supported by Local Plan Policies, notably SP1 which seeks to promote new housing providing the site is appropriate and provides a suitable mix of housing types, and SP2 which seeks to maximise the supply of additional housing to meet the Council's Housing targets.
- 6.4 The site was previously used as a workshop but has become redundant. The loss of this former employment use is not objectionable on policy grounds given its very small nature and limited employment. Additional housing is supported by London Plan Policies 3.3 and the proposal also contributes towards meeting the Borough's housing needs in accordance with London Plan policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Supply', which has a target of providing 1,502 new homes a year in Haringey; in addition to local plan policy SP2 'Housing'.

- 6.5 Policy 3.4 of the London Plan encourages the optimisation of housing output for different types of location. Table 3.2 sets out broad ranges of densities in relation to different types of area and public transport accessibility. The density of the proposal in terms of habitable rooms per hectare would be approximately 140 habitable rooms per hectares (HRH). The London Plan categorises density ranges in terms of location, setting, existing building form and massing. The site is viewed to fit within the urban category characterised by terraced houses and as such the London Plan guidance for such sites with a PTAL of 2 is density of 200-450 HRH. In this instance the proposed density is below the guidance set out in the London Plan density matrix.

### **Design, height, bulk & scale**

- 6.6 Policy 3.5 of the London Plan seeks to enhance the quality of local places taking into account local character and density. Local Plan policy SP11 and saved UDP policy UD3 include similar requirements. Policies 7.4 and 7.6 of the London Plan also require that design takes into account context. Local Plan policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this development is required to respect its local context and character and historic significance and to contribute to the creation and enhancement of Haringey's sense of place and identity.
- 6.7 London Plan Policies 7.4 'Local Character' and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context. Local Plan Policy SP11 and Saved UDP Policy UD3 'General Principles' reinforce this strategic approach.
- 6.8 Surrounding residential development is characterised by two-storey terraced late Edwardian properties with frontages onto a street. In this instance the site question is a backland site and as such contemporary buildings of a good design and subordinate in scale is seen as an acceptable approach here.
- 6.9 The proposed houses are situated sensitively within the site away from the boundaries with neighbouring gardens. The proposed dwellings would be of a simple, contemporary design with flat sedum roofs and a rendered finish. Windows and doors would be steel-framed and in a dark colour. The flat roofs of the dwellings would be strongly defined by overhanging eaves. The upper floors of the semi-detached projecting would have angled oriel bay windows with fixed and obscure glazing to the side panels. In terms of height, bulk and scale the proposed houses would be subordinate in relation to neighbouring buildings.
- 6.10 The overall height and mass of the building has been minimised by 3 metre setback of the first floor element. The proposed dwellings will largely have a sedum green roof therefore softening its appearance when viewed from the first floor windows of properties. Overall the building form, detailing and associated

materials are considered to be acceptable and will respect the open nature of the site.

- 6.11 The proposal includes a comprehensive planting scheme for the site including new boundary planting. The individual plots of the new houses would be defined by soft landscaping, gardens and circulation path within the site created by porous-paving.
- 6.12 The rest of the site will be landscaped and will include a pavement (permeable block paving scheme) to allow access to the building from the street. The proposed new dwelling will benefit from a large gardens/ amenity space that would exceed London Plan requirements.
- 6.13 In terms of wheelchair access the proposal indicates level access to the units and around the site and the drawings show a possible location for the installation of stair lifts therefore meaning the accommodation would be adaptable.
- 6.14 Objections have been received on grounds of the proposal being out of character with the character/ grain of development. In this instance the site is a backland site and as such a contemporary building of a good quality design is seen as an acceptable approach here. A good quality contemporary building is generally seen as an appropriate architectural response for such backland sites. In this case the proposed dwelling will not compete or undermine the prevailing character of the area and is sensitive in terms of its scale and height.
- 6.15 Overall the design, form and choice of materials for the proposed scheme have been designed sensitively in relation to the character of the surrounding area. The scheme is considered to be appropriate to its setting. Specific details of the materials to be used in the construction of the buildings will be secured by way of a planning condition if the application is to be approved.

#### **Standard of accommodation**

- 6.16 London Plan 2015 Policy 3.5 'Quality and Design of Housing Developments' requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The standards by which this is measured are set out in the Mayor's Housing SPG 2012
- 6.17 The scheme would provide 3 dwelling houses with a gross internal area of 136.86 sqm. The proposal would therefore exceed the Mayor's Housing SPG 2012 / London Plan 2015 GIA figure of 96 sqm for a 3b5p 2 storey dwelling house.
- 6.18 The dwellings would have access to private garden and all units would have reasonable natural light and outlook.
- 6.19 The previous application was refused on grounds of poor outlook from the habitable rooms in the basement. The revised scheme incorporates large

landscaped courtyards and large lightwells that would provide a better standard of light and outlook to the basement accommodation.

- 6.20 In terms of outlook of the habitable rooms in the basement, the scheme has been amended to include larger lightwells. An updated Daylight and Sunlight Report indicates that as a result of adding an additional lightwell to Bedroom 1 of both semi detached houses the level of natural light within these rooms has been further improved, adding 2.7% to the average daylight factor (ADF). The more southerly facing openings will also help improve the overall distribution of light throughout the day. Analysis also shows that there will be an increase in the amount of direct sunlight to enter the rooms as a result of adding the lightwells. Therefore it is considered that the proposal is now in line with BRE guidance.
- 6.21 In terms of fire access the London Fire Brigade Authority have no objection in terms of fire fighting access.

### **Impact on the amenity of adjoining occupiers**

- 6.22 The London Plan 2015 Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. Saved Policy UD3 also requires development not to have a significant adverse impact on residential amenity in terms of loss of daylight, or sunlight, privacy overlooking and aspect.
- 6.23 The proposed dwellings would not be very prominent within the site given most of the accommodation is limited to basement/ lower ground and ground level with limited accommodation at first floor level. There would be no overlooking from ground floor windows by virtue of the proposed close boarded boundary fencing and proposed boundary landscaping.
- 6.24 In regards to noise and disturbance that would be generated by pedestrian movements along the access drive, it is likely that the movements would be greater than the existing situation. That said the site has a workshop on it and could theoretically operate on a greater scale in terms of the current situation leading to more noise and disturbance.
- 6.25 The buildings on the site are set well away from neighbouring dwellings and there is no likelihood that the occupiers of these properties would cause more noise and disturbance than that associated with adjoining sites. It is accepted that adjoining residents have benefited of views over a largely open site, however given much of the development is largely limited to basement/ lower ground and ground level, with limited accommodation at first floor level, the scheme will not adversely affect visual amenity. The use green roof and boundary landscaping will also help integrate the development into its surroundings.
- 6.26 A number of objections have been received in relation to the separation distances of new dwellings and the rear extensions/gardens of adjoining properties. The separation distances between the first floor element of the semi-

detached dwellings and the closest part of the site boundary would be 10 metres in the case of the Crawley Road boundary to the north-east, 7 metres in the case of the Boundary Road boundary to the south-east and 6 metres in the case of the Sirdar Road boundary to the north-west, which is considered acceptable.

- 6.27 In each case, it should be noted that the visible bulk of the new dwelling would be restricted to a 5.5 metre long expanse of elevation with a flat roof. Given the degree of separation to the garden boundaries allied to the limited width and height of the proposed first floors, there would be no material sense of enclosure or loss of light to the closest adjacent gardens and properties.
- 6.28 The first floor section of each dwelling would be separated from the rear elevations of existing housing in Boundary Road, Crawley Road and Sirdar Road by 25 metres. These distances are generous in a contemporary context area and it should be noted that there would be no first floor habitable windows facing these adjacent properties. The only first floor window (other than those in the south-west elevation) would be a single obscure-glazed window in the north-east elevation (facing Crawley Road properties) serving staircase in each dwelling.
- 6.29 In relation to overlooking and privacy a number of residents have raised concerns which have been noted. It is considered that the proposal has been designed to minimise/ prevent overlooking. In particular the dwellings would not cause overlooking or a loss of outlook or light for adjacent dwellings and their gardens because of the distances involved. For the most part the new houses would be confined to ground or basement level with boundary fencing in place to prevent overlooking. A 2 metre close boarded boundary fence proposed will be erected around the site to give privacy and security to the new dwellings. As noted above the first floor element is constrained in scale also and positioned over 25 metres from neighbouring houses.
- 6.30 Overdevelopment has been raised as a concern by a number of residents. However, it is considered that the use of the space and its density is acceptable and an efficient use of this land. Each property more than meets internal and external space standards and are set well away from neighbouring properties.
- 6.31 Concerns on security have been raised by residents. The fact that residential dwellings of a modest size are being introduced on this site does not necessarily compromise the security of adjoining residents. In fact the introduction of residential units on this site brings proper ownership, management/ upkeep and surveillance to this site. Furthermore the gates will be electronically operated with secure entry system (camera link to handsets within properties for guest entry and key pad for residents entry) therefore limiting access to none residents.
- 6.32 Typically houses with gardens backing onto other garden are more secure, than stay gardens which back onto open/ vacant pieces of land. Therefore this proposal would provide security for both the existing residential properties and the future occupiers of this site.

- 6.33 Local residents have also raised concerns in terms of light pollution. In this particular case low level exterior lighting along the path is proposed, details of which would be secured by way of a condition.

### **Parking / Highways Safety**

- 6.34 NPPF chapter 4 'Promoting sustainable transport', saved policy M10 'Parking for Development' of the Council's UDP seeks to ensure that proposed developments do not adversely affect the free flow of traffic around the site and that they do not result in a material impact on existing parking levels.
- 6.35 The application site is located in an area that has a low public transport accessibility level (PTAL) of 2. However, the site is within easy walking distance of Westbury Avenue, which is served by the 123, 144, 217, 231, 234 and 444 bus routes. These services run with a combined two-way frequency of 78 buses per hour offering frequent connections to Turnpike Lane underground station and bus interchange. It is therefore likely that the potential occupiers of this residential development would incorporate sustainable modes of transport for journeys to and from the site.
- 6.36 The site falls within the Wood Green outer controlled parking zone, which operates Monday to Saturday 8:00am -6:30pm and provides a good degree of on-street parking control. It has been noted that the proposed residential units will not benefit from on-site parking provision. However, the site does not fall within an area that has been identified within the Council's adopted Unitary Development Plan (saved policies 2013) as that suffering from high on-street parking pressure.
- 6.37 It is therefore considered that any small increase in parking demand brought about by the creation of 3 residents units can be catered for on-street. Officers accept that in this case there is no formal requirement for off-street parking provision.
- 6.38 It is intended that the existing site access will not be used for vehicular traffic and is to be dedicated for the use of pedestrians. This aspect of the proposal will involve the closure of the redundant crossover, which is welcome as this will improve conditions for vulnerable pedestrian groups using Boundary Road.

### **Refuse/ Sustainability**

- 6.39 Detailed information has been provided in relation to the proposed refuse and recycling arrangements which can easily be accommodated near the entrance of the site and this can be secured by condition. The proposal would be expected to meet Level 4 Code for Sustainable Homes and this can be secured by condition.

### **Basement development**

- 6.40 The proposal also includes accommodation underneath the footprint of the house (which will extend across the full width of the new houses). A hydrological study has been prepared by Robert Savage and Associates and submitted with the planning application. The document provides an investigation into the local ground and groundwater conditions. This report outlines the basement and superstructure design and construction for the proposed new residential building.
- 6.41 The intrusion into the ground of a solid impervious structure may have the effect of altering the hydrogeology of the local area however this is only relevant if there is a permeable soil or subterranean water course in the vicinity. As the site is underlain by clay soil and largely impervious, a hydrogeological assessment is not considered a prerequisite.
- 6.42 Furthermore it is proposed to use contiguous bored piling to form the soil retaining structure for the basement excavation. The benefits of this are to provide a totally safe method to prevent collapse of the excavation sides. The piles will be bored approximately 8 metres into the ground, 300mm dia. and spaced at around 800mm centres. These will be installed prior to any excavation being undertaken and suitably propped as soil is removed.
- 6.43 Concerns regarding noise have been raised by residents and noted. It is considered that any associated noise pollution will be addressed in the Construction Management Plan (CMP).
- 6.44 A major issue for basement construction is always flood risk. In this case the site is remote from any known flood plain or area. Therefore the risk to the basements is not an issue.
- 6.45 Basement construction inevitably yields substantial amounts of spoil from the excavations to be transported and disposed of offsite. There is however always a demand for clean spoil for embankment and road works and a soil chemical analysis will be undertaken to assess the mode of disposal, although as there is no evidence of an industrial use of the site, clean spoil is anticipated.
- 6.46 The access track to the site is wide enough to allow off road loading of spoil by grab lorry. The number of loads to be removed will be not substantial given the relatively small scale of the development here. Additional information on the types of vehicles to be used and number of movements will need to be outlined/ agreed in a Construction Management Plan (CMP) in consultation with the Council's Highways Dept.

### **Impact on Tress**

- 6.47 Local Plan (2013) policy SP13 'Open Space and Biodiversity' and saved policy OS17'Tree Protection, Trees Masses and Spines' seek to protect trees that could be affected by a proposed development to protect and improve sites of biodiversity and nature conservation.

- 6.48 An Arboriculturist Report has been submitted with the application identified that 6 trees would be removed and replaced as part of landscaping scheme for the site. It is important to highlight that the site does not have any TPO's (Tree Preservation Order) nor is the site in a conservation area therefore planning permission would not be required to remove the trees on site.
- 6.49 Although a number of residents have raised concern in terms of trees it is considered the replanting of trees address any such loss. The proposed scheme would deliver a significant amount of new trees planting/ soft landscaping. Further details in respect of tree planting and landscaping will be secured by way of a planning condition.

### **Affordable housing**

- 6.50 The National Planning Policy Framework (NPPF, 2012) recognises that to create sustainable, inclusive and diverse communities, a mix of housing based on demographic and market trends and the needs of different groups should be provided. London Plan Policy 3.8 'Housing Choice' of the London Plan seeks to ensure that development schemes deliver a range of housing choices in terms of a mix of housing and types. This approach is continued in Haringey Local Plan SP2 Housing, which is supported by the Council's Housing SPD.
- 6.51 In line with London Plan Policies 3.9, 3.10, 3.11, 3.12 and 3.13, Local Plan Policy aims to provide affordable housing by: Achieving 20% affordable units on sites of 1 – 9 net units in line with Local Plan Policy SP2. Whilst in most cases Affordable Housing, as part of a S106 Agreement, is located on the application site, there is provision in the newly adopted Planning Obligations SPD (2014) to allow for an off-site contribution on sites for 1 – 9 units where it would not be practicable to provide on-site affordable housing.
- 6.52 In considering this proposal an on-site affordable housing would be unsuitable/ unviable in the context of such a small development and as such an off-site contribution is considered acceptable. Therefore the contribution as calculated in accordance with the Council's Planning Obligations SPD (Tariff £224 per square metre -  $£224 \times 396.1 = £88,726$ ) will be secured via S106 agreement.

### **Conclusion**

- 6.53 The principle of residential use on this backland site is considered to be acceptable as this site is surrounded by residential use and the site is not a protected open space. The position, scale, mass and design of the proposed dwellings have been carefully considered to create discrete dwellings which will not adversely affect the open nature of the site and the building patterns of the area which defines its character. The proposal achieves an acceptable relationship with adjoining properties and gardens and will not adversely affect the residential and visual amenities of adjoining occupiers.



- 6.54 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **7. CIL**

- 7.1 Based on the information given in the plans, the Mayor's CIL charge will be £13 861 (396.1 x £35) and Haringey CIL charge will be £5,942 (396.1 x 15). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge

## **8. RECOMMENDATION**

GRANT PERMISSION subject to conditions and S106 Agreement.

1. The development hereby authorised must be begun not later than the expiration of three years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 10558/TP04/B, 10658/TP/02/C, 10658/TP01/C, 10558/TP05, 10558/TP04/A

Reason: To avoid doubt and in the interests of good planning.

3. Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved samples.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

4. No development above ground shall take place until full details of soft landscaping works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These

details shall include detailed drawings of the planting. The landscaping scheme, once implemented, is to be retained thereafter.

Reason: In order for the Local Planning Authority to assess the acceptability of any landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area consistent with Policy 7.21 of the London Local Plan, Policy SP11 of the Haringey Local Plan 2013 and Policy UD3 of the Haringey Unitary Development Plan 2006.

5. Details of the proposed boundary treatment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

6. No occupation of the development hereby approved until final details of refuse waste storage and recycling facilities arrangements have been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17 'Waste Capacity' of the London Plan.

7. The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

8. Before development commences other than for investigative work:

- (a) A desktop study shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

- (b) If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority

prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:-

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority for written approval

- (c) If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

9. Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority, before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy 5.21 of the London Plan and Saved Policy UD3 of the Haringey Unitary Development Plan

10. No development shall take place, including any works of demolition, until a Construction Management Plan, to include details of:

- a. loading and unloading of plant and materials;
- b. storage of plant and materials;
- c. programme of works (including measures for traffic management);
- d. provision of boundary hoarding behind any visibility zones;
- e. wheel washing facilities.

have been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented and retained during the part demolition and construction period.

Reason: To ensure there are no adverse impacts on the free flow of traffic on local roads and to safeguard the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

11. Prior to the first occupation of the development hereby permitted, the redundant crossover shall be removed and the footway shall be re-instated. The

necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020 8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.

Reason: To safeguard pedestrian movement and the amenities of the area consistent with Policies 6.3, 6.11 and 7.15 of the London Plan Policies SP0 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

12. No development shall commence until details of a scheme for the green roofs for the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include its (their) type, vegetation, location and maintenance schedule. The development shall be implemented in accordance with the approved scheme prior to its first occupation and the vegetated or green roof shall be retained thereafter. No alterations to the approved scheme shall be permitted without the prior written consent of the Local Planning Authority.

Reason: To ensure a sustainable development consistent with Policy 5.11 of the London Plan and Policies SP0, SP4 and SP11 of the Haringey Local Plan 2013.

13. No development shall take place until details of a scheme for installing external lighting within the site, including night-time security lighting and its means of actuation, light spread and average illuminance, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out entirely in accordance with the approved details.

Reason: In order to retain control over the external appearance of the development and in the interest of the visual amenity of the area.

14. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking, re-enacting or modifying that Order), the dwellings hereby permitted shall not be altered or extended, nor shall any building, structure or enclosure (other than those approved as part of this permission, including the discharge of conditions) be erected within the curtilage of the dwellings.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality.

15. The dwelling hereby approved shall use best endeavours to achieve Level 4 of the Code for Sustainable Homes (or the equivalent replacement standard). No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 (or the equivalent replacement standard) has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2015 and Policies SP0 and SP4 the Haringey Local Plan 2013.

**INFORMATIVE 1: -- Thames Water**

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

**INFORMATIVE 2: -- Asbestos Survey**

Prior to refurbishment of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

**INFORMATIVE 3: - Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:- 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

**INFORMATIVE 4: - Community Infrastructure Levy**

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the information given in the plans, the Mayor's CIL charge will be £13, 861 (396.1 x £35) and Haringey CIL charge will be £88,726 (396.1 x 224). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index.

**INFORMATIVE 5: The new development will require numbering.**

The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

**INFORMATIVE 6: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.**

**INFORMATIVE 7: The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.**



## 8.1 APPENDICES:

**Appendix 1: Comment on Local Consultation Representations**

## APPENDICES:

**Appendix 1: Comment on Local Consultation Representations**

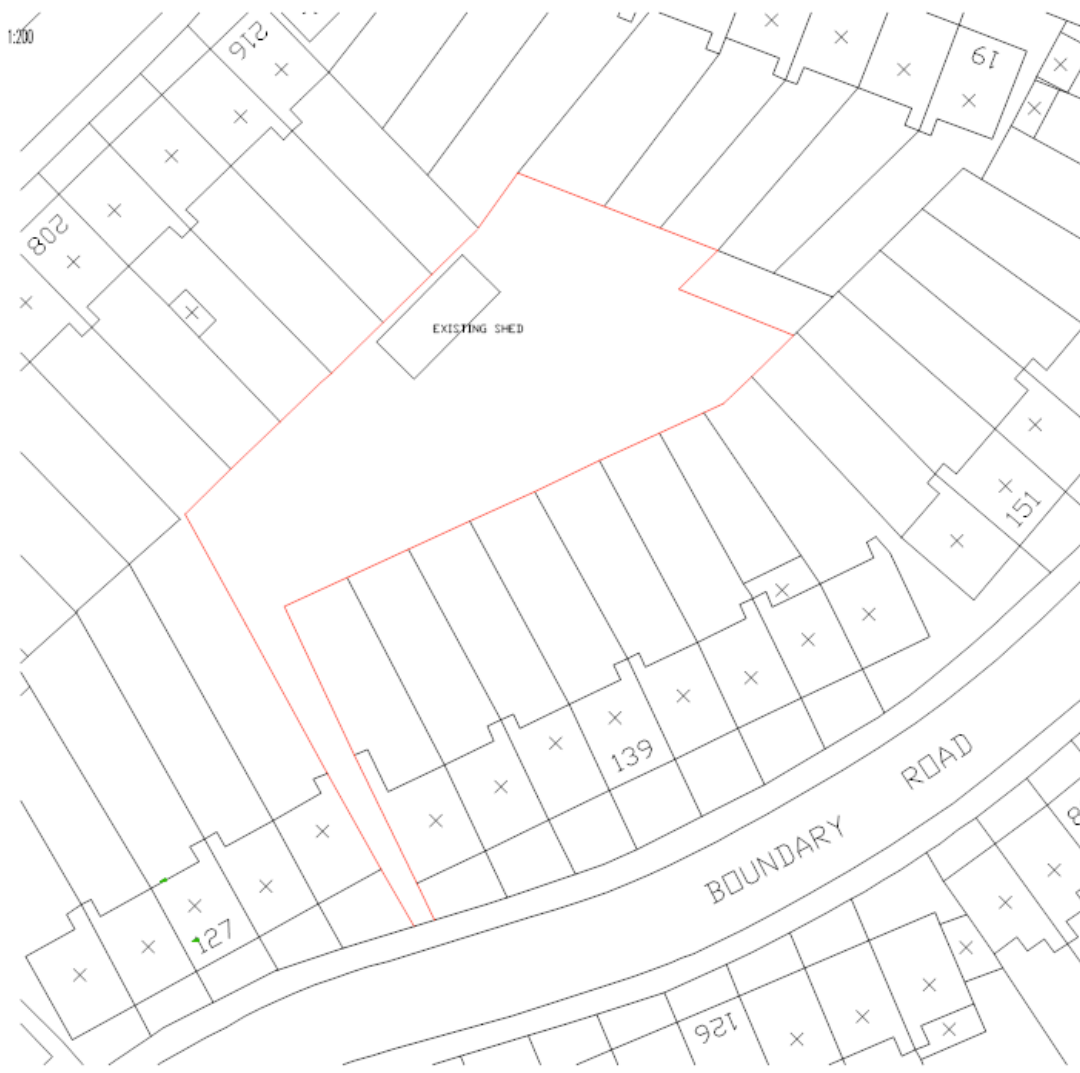
<b><u>Comments</u></b>	<b><u>Responses</u></b>
Site is not suitable for housing	Addressed in para 6.3,6.4 & 6.5
Distances between the rear extensions and new house	Addressed in para 6.35 & 6.36
Poor outlook	Addressed in para 6.20
No wheel chair access	Addressed in para 6.13 & Lifetime Checklist
No private gardens	Addressed in para 6.18
Loss of employment site	Addressed in para 6.4
Affordable house	Addressed in para 6.50
Loss of privacy	Addressed in para 6.29
Overlooking	Addressed in para 6.29
Loss of daylight and sunlight	Addressed in para 6.20 & 6.29
Noise / Construction noise	Addressed in para 6.24 & 6.30 plus informative attached to permission
Excavation	Addressed in para 6.20 & 6.40
Narrow access	Refer to comments from London Fire Authority.
Security	Addressed in para 6.31
Loss of trees	Addressed in para 6.49
Gates are locked or not	Addressed in para 6.31
Sedum roofs to be used as roof terraces	Addressed in para 6.44
Flooding	Addressed in para 6.43 & BIA

Overcrowding / overdevelopment	Addressed in para 6.30
Increase in parking pressure	Addressed in para 6.46
Danger for young children	Addressed 6.29
Vehicular disruption	Addressed comments from transportation para 6.46 & 6.47
Light spill & light pollution	Addressed in para 6.33
<u>Others Comments</u>	Addressed in para 6.41
Structural damage	
Loss of view	
Loss habitat	

**8.2 Appendix 2: Plans & Images**



**Existing Site Plan**



**Images of site and surroundings**



**Views from Sirdar Road**



**Workshop/shed on the site**





**Views from Front elevation Boundary Road**



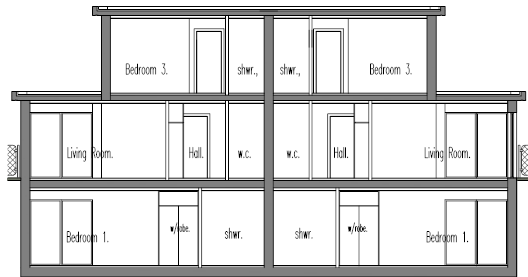
**Road leading onto site**



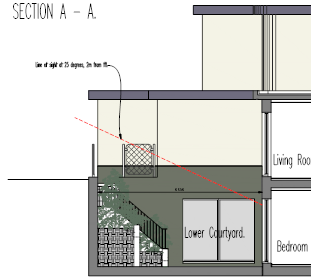
Proposed Elevations & Sections



FRONT ELEVATION.



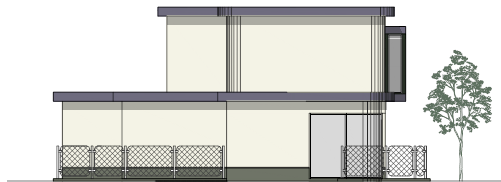
SECTION A - A.



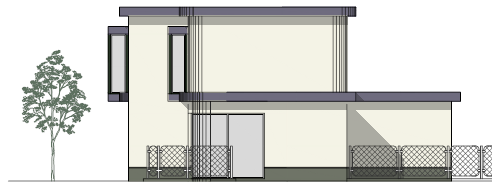
SECTION B - B.



REAR ELEVATION.



SIDE (NORTH - WEST) ELEVATION.



SIDE (SOUTH - EAST) ELEVATION.

notes  
Any discrepancies in dimensions or detail to be reported to the architect immediately.  
This drawing is to be read in conjunction with all relevant architectural, structural and services drawings.  
This drawing remains the copyright of Robert Savage Associates and may not be copied or used without their prior consent.

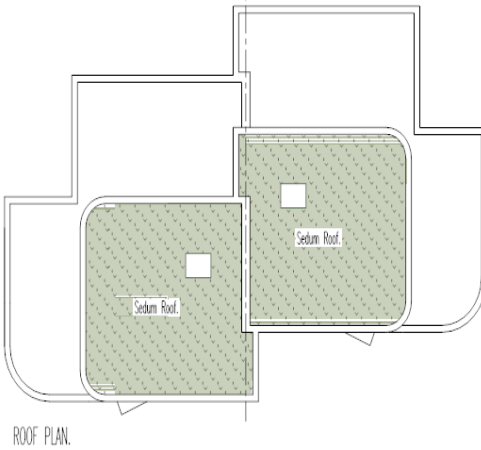
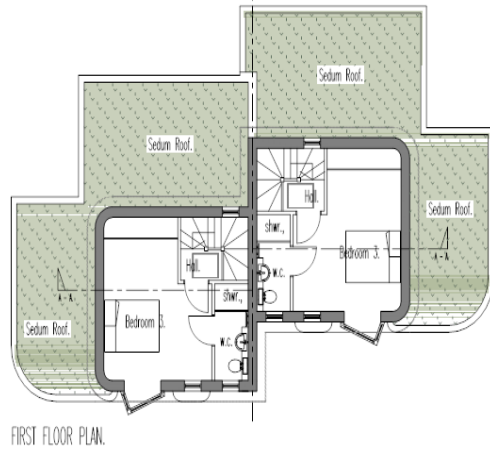
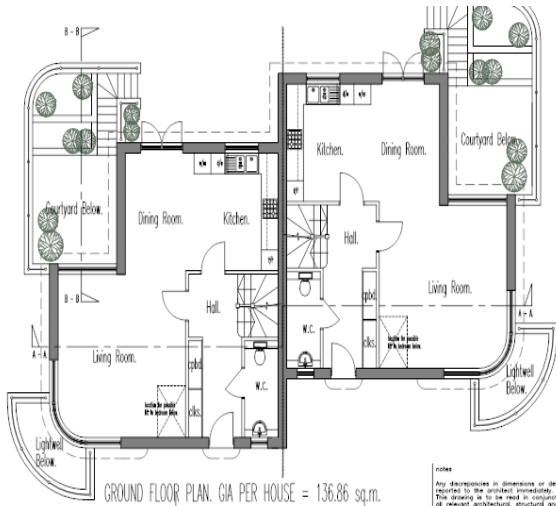
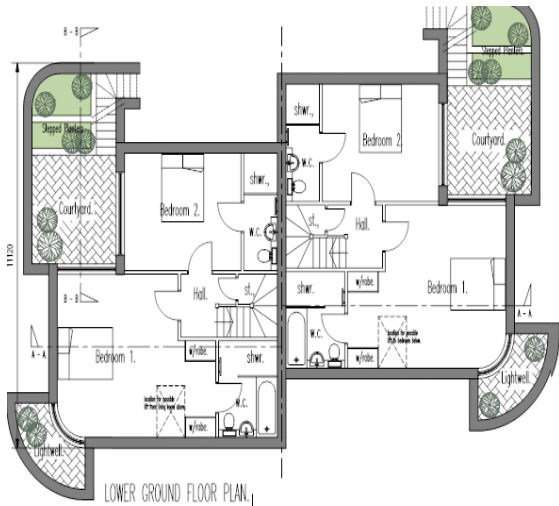
0 5000 10000 15000 20000 25000  
BAR SCALE IN MILLIMETRES 1:50

revisions  
A. Lightwells enlarged to form lower level courtyard with stepped planting areas.  
B. Key dimension added to layout.  
C. Second lightwell added to Bedroom 1 of each house.

client  
L.BREWEN ESQ.  
project  
LAND BEHIND 133-151 BOUNDARY ROAD  
WOOD GREEN, LONDON  
title  
ELEVATION AND SECTION- SEMI DETACHED UNITS.  
AS PROPOSED

scale 1:50 date SEPT 2014 dwg. no. 10050/1902/C  
Robert Savage & Associates  
architects designers structural engineers  
11 New Square, Lincoln's Inn, London EC4A 3DF  
Telephone: 020 7433 2000  
Facsimile: 020 7433 3700

Floor Plans



notes  
 Any discrepancies in dimension or detail to be referred to the architect immediately.  
 The drawing is to be read in conjunction with all relevant architectural, structural and services drawings.  
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revisions  
 A. Lightwells enlarged to form lower level courtyards with stepped planting areas.  
 B. Key dimension added to layout.  
 C. Second lightwell added to Bedroom 1 of each house.

client  
 LEBWEN ESQ.

project  
 LAND BEHIND 133-151 BOUNDARY ROAD  
 WOOD GREEN, LONDON

title  
 PLANS - SEMI DETACHED UNITS  
 AS PROPOSED

scale	1:50	date	SEPT. 2014	sig. no.	10558/TPM/PC
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Robert Savage & Associates  
 architects designers structural engineers  
 11 One Temple Lane, London EC4A 3DF Telephone: 020 7463 1949  
 100-102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000



Planning Sub Committee

Item No.

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2015/1637	<b>Ward:</b> White Hart Lane
<b>Address:</b> 139 Devonshire Hill Lane N17 7NL	
<b>Proposal:</b> Demolition of existing detached house and erection of a new development comprising one 4 bedroom house, four 2 bedroom flats, and two 1 bedroom flats, with car parking, landscaping, and refuse and cycle stores	
<b>Applicant:</b> Mr Simon Oliver Paul Simon Homes Ltd.	
<b>Ownership:</b> Private	
<b>Case Officer Contact:</b> Valerie Okeiyi	
<b>Site Visit Date:</b> 14/07/2015	
<b>Date received:</b> 03/06/2015 <b>Last amended date:</b> 25/08/2015	
<b>Drawing number of plans:</b> 189.15/001, 189.15/005 - 007, 008A, 010A, 011A, 012A, 13A, 020A, 021A, 022A, 023A, 024, 025, 026, 030, 031, 040A, 041A	
<b>1.1</b> This planning application is being reported to Committee at the request of a local ward councillor.	
<b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b>	
<ul style="list-style-type: none"> <li>• The scheme optimises the potential of the site for a high quality residential development taking account of the character of the surrounding area;</li> <li>• The scale, form and choice of materials for the proposed building have been designed sensitively to the character of the surrounding area;</li> <li>• In terms of impact on the residential amenity of neighbouring properties the proposal is acceptable and would not cause unacceptable overlooking or loss of privacy or affect daylight/ sunlight;</li> <li>• The residential accommodation would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space;</li> <li>• The scheme will have no adverse impact on the surrounding highway network or on car parking conditions in the area.</li> </ul>	

## 2. RECOMMENDATION

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives;

### Conditions

- 1) Implementation within 3 years;
- 2) Development to be carried out in accordance with approved plans;
- 3) Precise details of the materials;
- 4) Details of soft and hard landscaping;
- 5) Details of boundary treatment;
- 6) Details of site levels;
- 7) Detailed scheme for the provision of refuse and waste storage arrangements;
- 8) Construction dust
- 9) Construction Management Plan (CMP) and Construction Logistics Plan (CLP);
- 10) Code for Sustainable Homes
- 11) Central satellite system;
- 12) Cycle facilities
- 13) Crossover relocation and reconstruction;
- 14) Removal of Permitted development rights A-E;.
- 15) Privacy screen
- 16) Obscure glazing
- 17) Affordable Housing

### Informatives

- 1) Thames Water
- 2) Asbestos Survey
- 3) Hours of Construction
- 4) Community Infrastructure Levy
- 5) Naming & numbering
- 6) Party Wall Agreement
- 7) Thames water Main

In the event that members choose to make a decision contrary to officers' recommendation members will need to state their reasons.

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3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION RESPONSE
5.0	LOCAL REPRESENTATIONS
6.0	CONSULTATION
7.0	MATERIAL PLANNING CONSIDERATIONS
8.0	RECOMMENDATION
9.0	APPENDICES: Appendix 1: Consultation Responses Appendix 2 : Plans and images

### **3.0 PROPOSED DEVELOPMENT AND LOCATION DETAILS**

#### **Proposed development**

- 3.1 This is an application for the demolition of the existing detached house and erection of a two storey residential development comprising of 1 x 4 bed house, 4 x 2 bedroom flats, and 2 x 1 bedroom flats. The application has been amended since initially submitted and includes the following changes:
- The projecting framed element to the front elevation has been widened incorporating an additional door omitting the ground and first floor windows
  - The balustrades to the balconies on first floor level of the front elevation have been revised ;
  - The projecting bay to the flats has been changed to brickwork;
  - The dormers to the rear are now recessed incorporating a balcony to serve the 2 flats in the loftspace.

#### **Site and Surroundings**

- 3.2 The application site comprises a single two storey detached house with long front garden, which comprises of a large planter area and hard surface area. The front garden is enclosed by a high brick wall with a tall metal entrance gate. To the rear is a very large garden whose rear boundary backs onto an allotment garden. The site is located at the point of Devonshire Hill Lane where garden walls step back to create a green along both sides of the road for quite a distance west of the site. To the east is a short terrace of 3 houses, that maintain the building line of the houses fronting the green immediately west of the site, but with very long front gardens. To the east of these terraces is Butterfield Close which is accessed from Devonshire Road. Opposite the site are terraces of 6 – 12 houses, and their building lines step back at the green.
- 3.3 The location of Devonshire Hill Lane is almost at the top of the ridge of the hill that forms the boundary between the boroughs of Haringey and Enfield; the area is strongly residential, characterised by low rised terraced housing with very large gardens (by London standards), although there is both a significant industrial and MOL sports facility a short distance to the south-west. Surrounding existing buildings were generally built in the inter war years, either as council housing (typically “Homes for Heroes” arts & crafts influenced) like those just to the south of this site, or private (“Metroland” style developer estates) like this site and its neighbours east and west along Devonshire Hill Lane. In addition, there are a number of more recent infills of gaps and backland sites of a more contemporary style but similar form, height and density.
- 3.4 The property is not listed or located in a conservation area.

### 3.5 Relevant Planning and Enforcement history

There is no relevant planning history

## 4. CONSULTATION RESPONSE

4.1 The following were consulted regarding the application:

Internal:

- 1) Housing Renewal
- 2) Arboricultural Officer
- 3) Cleansing
- 4) Building Control
- 5) Transportation Group
- 6) Design Officer

External:

- 7) Thames Water
- 8) London Fire Brigade (Edmonton)

## 5. LOCAL REPRESENTATIONS

5.1 The following were consulted regarding the application;

*Internal*

- 1) Transportation - The highway and transportation authority would not object to this application subject to conditions as the proposed development would not have an adverse impact on the highway and transportation network
- 2) Design – The design officer has no objection to this application as amended and has made the following comments;
  - The existing house is not considered special enough to be given any heritage conservation designations. The existing house was also built more recently than its surroundings.
  - A redevelopment of the site for more units, that remains broadly in keeping with its neighbours without pastiching them, and does not significantly increase on the mass, bulk, height and depth of its neighbours would therefore be broadly acceptable.
  - The proposal would pick up elements of the surrounding houses, such as the building line, eaves height and the ridge of the townhouse.
  - The proposal would not have a detrimental effect on its immediate neighbours.

- The design, proportions and materials used in the proposed elevations, are simple and sufficiently similar to surroundings whilst being an honestly contemporary design rather than attempting a fake pastiche; this is acceptable.
- The townhouse is typical and robust in its layout. The 1<sup>st</sup> floor flats have modest front facing balconies in framed projecting elements, that are policy compliant and avoids disturbance to neighbours' private gardens (including the flats below them). Ground floor flats have generous private rear gardens and are perfectly acceptable.
- Car and cycle parking and refuse storage are all accommodated in the front garden, which is sufficiently large to accommodate these uses
- The amount of car, cycle parking and refuse storage comfortably meets policy requirements
- Simple, elegant but modest enclosures incorporating greenery but not obstructing visibility would be most appropriate.

*External*

3) Thames Water – raise no objection subject to informatives

- London Fire Brigade - Is satisfied with the proposals for fire fighting access on reviewing the updated plans and 'Statement of Compliance with Part B5 of the Building Regulations'. The London Fire Brigade strongly recommends a sprinkler system for the new development.

5.2 The application was publicised by way of 26 letters. The number of representations received from neighbours, local groups etc in response to notification and publicity of the application are as follows:

No of individual responses:9

Objecting:9

Supporting:0

Others: 0

5.3 Councillor Bull, ward councillor made representations on the application, as summarised below:

- Overdevelopment
- The development is too dense for the site area
- Concerns with the design

5.4 Councillor Bevan made representations on the application, as summarised below:

- Butterfield Close should not be used as a good design example
- The design should be of high quality
- The design does not enhance or blend in with the existing street
- The design is bland and unattractive

- Concerns with symmetry
- The application should be referred to the QRP

5.5 The following issues were raised in representations that are material to the determination of the application and are addressed in the next section of this report:

- Concerns with the demolition of the house;
- The land is not big enough to accommodate the development;
- Traffic/parking congestion to a quiet residential;
- Design and appearance out of character with surrounding area;
- Overdevelopment;
- Development is too dense for the site area;
- Bulk/massing;
- Noise and disturbance;
- Overlooking/Loss of privacy from proposed balconies;
- Out of keeping with the surrounding area;
- Harmful to visual amenity;
- The development at Butterfield Close located on Devonshire road should not be used as an example;
- Overbearing;
- The creation of flats will have an impact on the street;
- The balconies to the front would create a visual eyesore diminishing the character of the neighbourhood.

5.6 The following issues raised are not material planning considerations:

- Impact on property values – This is not a material planning consideration;

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning issues raised by the proposed development are:

1. Principle of the development
2. Design and Form
3. Density
4. The impact on the amenity of adjoining occupiers
5. Residential Mix and Quality of Accommodation
6. Affordable Housing
7. Parking and highway safety
8. Waste Management

### **6.2 Principle of the development**

6.2.1 The principle of additional housing is supported by the National Planning Policy Framework (NPPF) 2012 chapter 6 Delivering a wide choice of quality homes,

London Plan 2011 Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey Local Plan Policy SP2 'Housing'. The Haringey Local Plan 2013 sets out a target of 8,200 dwellings between 2011 and 2021 (820 per year). Under the proposed further alterations to the London plan (FALP), the 2015 target is proposed to increase to 15,019 (1,502 per year). In addition, the site is within a broader residential context. The site in question is a large detached two storey house located on a residential street and the building itself is of no historic or architectural merit. Therefore the principle of demolishing the existing building on site is considered to be acceptable, subject to an appropriate replacement residential building of high quality incorporating a family sized unit. Also, given the history of the site, alongside its eastern neighbours nos. 133-137 which was formerly occupied by a single grand house, the existing house was built more recently than its surroundings.

- 6.2.2 As such, the principle of development is acceptable and is in accordance with London Plan Policy 3.3 'Increasing Housing Supply', 3.4 'Optimising Housing Supply' and Haringey Local Plan Policy SP2 'Housing'.

### **6.3 Design and Form**

- 6.3.1 Policy 3.5 of the London Plan seeks to enhance the quality of local places taking into account local character and density. Local Plan policy SP11 and saved UDP policy UD3 include similar requirements. Policies 7.4 and 7.6 of the London Plan also require that design takes into account context. Local Plan policy SP11 states that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this development is required to respect its local context and character and historic significance and to contribute to the creation and enhancement of Haringey's sense of place and identity.
- 6.3.2 The proposed development seeks to demolish the existing detached house and erect a new two storey detached building. The building would comprise of a large main block containing six flats with a slightly lower and slightly recessed townhouse adjoining to its east. The front facade of the building would comprise of a double storey bay and rooflight to the town house and double storey projecting element with balconies on first floor level, double storey bay and dormer windows to the main building. The rear facade comprises of Juliette balconies on first floor level, recessed dormers with balconies and rooflights to the main building and dormer to the townhouse. The building would be predominantly faced in brick with a natural or artificial slate roof. The front bay of the town house would be faced using render, the windows/doors and projecting element would be constructed using grey anodised aluminium frames and the balustrades and Juliette balcony would be glazed.
- 6.3.3 Objections have been received on the specific issues of design and that the proposal would be out of keeping with the character of the area. In this instance given the specific character of the site which contains a single detached house on a plot typically occupied by 3-4 houses in the surroundings, the proposed



replacement building as amended is acceptable. Furthermore, the new building would sit comfortably in relation to the adjacent terraces to the east and west, leaving over a one metre gap on both sides. Although the proposed development does not radically reinterpret the existing site layout and context, it would follow the building line established by the existing building on the site and its neighbours to the east (nos.133-137). The proposed development is acceptable in terms of its height and massing as the eaves heights, the most crucial height in defining its impact on context, exactly matches the neighbours on either side, as does the ridge height of the townhouse, but the ridge of the block containing the flats is about 600mm higher, reflecting its deeper plan.

- 6.3.4 The design of the proposed development is simple in appearance with the front projecting bays, projecting elements and the height difference, providing an interesting visual articulation to the otherwise plain facade and at the same time it would be sufficiently similar to its surroundings whilst being an honestly contemporary design rather than a mock or pastiche of an earlier architectural style. The positioning and design of the fenestration/doors also helps to relieve the solid and masonry appearance of the building, providing a much lighter elevation and adding to its horizontality. The dormers proposed to the front, are not a common feature on the street, however it is noted the large presence of gable roofs form above bays in the neighbouring terraces as a common local feature. The dormers due to their small scale and subordination to the roof are considered acceptable in this instance.
- 6.3.5 Concerns have been raised that the balconies to the front would create a visual eyesore and diminish the character of the neighbourhood; Officers consider however that given the new building would be significantly set back from the street due to its long front garden, there would be minimal impact in terms of visual amenity.
- 6.3.6 The materials proposed are appropriate for the new building and within context of both the site and the adjacent built form and appearance of the surrounding existing built environment in the locality. The detailed materials are subject to discharge by condition.
- 6.3.7 Overall the design, massing, form and choice of materials of the proposed development are acceptable and sensitive to the visual amenity and character of the area; in accordance with London Plan policies 7.4 and 7.6, Local Plan policy SP11 and UD3.

## **6.4 Density**

- 6.4.1 Policy 3.4 of the London Plan encourages the optimisation of housing output for different types of location. Table 3.2 sets out broad ranges of densities in relation to different types of area and public transport accessibility. The density of the proposal in terms of habitable rooms per hectare would be approximately 244 habitable rooms per hectares (HRH). The London Plan categorises density ranges in terms of location, setting, existing building form and massing. The site is viewed to be an area characterised by low rise terrace housing and as such

the density of 200-450 HRH is a guideline for areas with a PTAL of 2. The density proposed is well within the guidelines.

## **6.5 Impact on the amenity of adjoining occupiers**

- 6.5.1 London Plan policies 7.6 and 7.15 and saved UDP policies UD3 and ENV6 require that development must not cause unacceptable harm to the amenity of surrounding land and buildings and the residential amenity of adjoining occupants in terms of loss of daylight, sunlight, privacy and overlooking.
- 6.5.2 Concerns have been raised that the proposed development would have an adverse affect on the amenity of the properties on the opposite side of the road, namely no. 108, due to the balconies proposed to the front. Officers consider however that given the 46m distance between the front wall of the property in question and that of the proposed, the proposed development would not cause any material loss of amenity, in terms of overlooking and loss of privacy.
- 6.5.3 The proposed development has been designed, such that the new building has been pulled in from the side wall of no. 137 leaving a 1.5m gap between both buildings. The impact on no. 137 is further reduced in terms of overshadowing, daylight and sunlight because the bulk of the building facing no. 137 is significantly smaller in scale than on the main part of the building. Although the new building would move significantly closer to the boundary of the property at no. 141, it would not cause any material loss of amenity to their property as there would be a 1.5 – 3.6m gap between the side wall of the property in question and that of the proposed. It is noted that there are no windows in the side flank wall and lean to extension of no. 141 facing the proposed development.
- 6.5.4 The dormers to the rear would have recessed balconies and directly face onto the allotment gardens which back onto the site. A condition is recommended to be imposed to ensure that that a 1.8m high privacy screen is installed on either side of the balconies to mitigate any overlooking and loss of privacy issues. A condition is also recommended to ensure that all side facing window serving kitchens and bathrooms are obscure glazed and the side facing window of bedroom 3 is obscure glazed up to head height and non openable to mitigate overlooking/loss of privacy.
- 6.5.5 Noise and disturbance has been cited as a concern by local neighbours, however the potential noise emanating from the balconies would not create a level of noise and disturbance over and above that of a typical dwelling in a location such as this.
- 6.5.6 The proposed development has taken careful consideration of its layout, form and design to ensure that the privacy and amenity of neighbouring occupiers will not be adversely affected. As such the proposal is considered to be in accordance with London Plan 2011 Policy 7.6 policy UD3 of the UDP and with sections 8.20-8.27 of the Housing SPD.

## **6.6 Residential Mix and Quality of accommodation**

- 6.6.1 London Plan policy 3.8 highlights that new developments should offer a range of housing choices in terms of the mix of housing sizes and types. Local Plan policy SP2 states that high quality new residential development in Haringey will be provided by ensuring that new development provides a range of dwelling types and sizes to meet local housing requirements. London Plan policy 3.5 requires the design of all new housing developments to enhance the quality of local places and for the dwelling in particular to be of sufficient size and quality. The Mayor's Housing SPG sets out the space standards for new residential developments to ensure an acceptable level of living accommodation is offered.
- 6.6.2 The proposed development provides 4 x 2-bed/3 person, 2 x 1 bed/2 person and 1 x 4-bed/6 person house. Although there is only one family house proposed, the dwelling mix is considered acceptable, as it would include a large 4 bed house which compensates for the loss of the existing family house.
- 6.6.3 The size of each unit exceeds the minimum standards as set out in table 3.3 of London Plan policy 3.5. The minimum standards prescribed for individual rooms also conform comfortably with these standards.
- 6.6.4 All of the units including the townhouse are well proportioned and laid out and provide an acceptable level of amenity for future occupiers of a development within an urban setting. The ground floor units would have generous size private gardens to the rear. The first floor flats would have balconies in framed projecting elements, analogous to the common neighbouring bay windows, forming a loggia/privacy screen to the ground floor living room windows and with solid balustrades giving these 1<sup>st</sup> floor flats' living rooms and amenity space more privacy than a clear balustrade would give. The one bed flats in the loftspace would have rear balconies created from the recessed dormers. All the units are dual aspect and would benefit from good levels of ventilation and daylight/sunlight.
- 6.6.5 The overall layout and access arrangements to the scheme are also acceptable. The entrance to the flats and townhouse would be clearly distinct. Vehicle, cycle parking and refuse storage are all accommodated in the front garden, which is sufficiently large to accommodate all of the above with enough room left over for sufficient landscaping. The creation of a pedestrian entrance off the edge of the green, avoiding pedestrian conflict with cars and increasing the development's relationship to the green is acceptable.
- 6.6.6 Overall the proposed scheme will provide an acceptable residential mix and provide an acceptable standard and layout of accommodation for its future occupants.

## **6.7 Affordable Housing**

- 6.7.1 In line with London Plan policies s 3.9, 3.10, 3.11, 3.12 and 3.13, Local Plan Policy aims to provide affordable housing by:

- Achieving 20% affordable units on sites of 1 - 9 net units in line with Local Plan Policy SP2
- Using a residual land value approach, with the difference in value of providing an affordable unit included, in order to establish a robust per unit contribution that reflects both the 20% requirement in the policy, and availability of the borough in line with the newly adopted Planning Obligations SPD (2014)

6.7.2 Paragraph 173 of the NPPF seeks to ensure viability, the cost of any requirements for affordable housing, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

6.7.3 Whilst in most cases Affordable Housing, as part of a S106 Agreement, is located on the application site, there is provision in the newly adopted Planning Obligations SPD (2014) to allow for an off-site contribution on sites for 1 – 9 units where it would not be practicable to provide on-site affordable housing.

6.7.4 A contribution of £94,080 is required towards the provision of affordable housing in the borough which is a policy compliant affordable housing contribution in line with the adopted Planning Obligations SPD 2014.

## **6.8 Parking and Highway safety**

6.8.1 The NPPF chapter 4 ‘Promoting sustainable transport’ and saved policy M10 ‘Parking for Development’ seeks to ensure that proposed developments do not adversely affect the free flow of traffic around the site and that they do not result in a material impact on existing parking levels.

6.8.2 The proposal provides 5 off street parking spaces and 8 secure sheltered cycle parking spaces. Traffic congestion and parking has been cited as a concern by local neighbours. The Council’s Transportation Team has assessed the proposal and do not object, as the site has not been identified by the Council’s saved UDP Policy HSG11 as that which suffers from high parking pressure, in addition a site visit conducted on the 13 July 2015 observed that there was parking available in the area surrounding that site. The parking provision and cycle parking spaces are in line with the 2015 London Plan and Haringey’s Saved UDP Policy M10. The transportation team have considered that given the good public transport connectivity of the site that prospective residents of this development would use sustainable modes of transport for some journeys to and from the site.

6.8.3 Overall, the proposed scheme is acceptable, as it would not have adverse impact on the highway and transportation network.

## **6.9 Waste Management**

6.9.1 London Plan policy 5.17 ‘Waste Capacity’ and Saved UDP Policy UD7 ‘Waste Storage’ requires development proposals to make adequate provision for waste and recycling storage and collection.

6.9.2 The refuse and recycling area will be stored in the front garden. A condition has been included requiring an appropriate waste strategy to the satisfaction of the Council consistent with London Plan Policy 5.17 'Waste Capacity' and Saved UDP Policy UD7 'Waste Storage'

## **6.10 Conclusion**

6.10.1 The proposed development as amended is acceptable because the scheme optimises the potential of the site for a high quality residential development taking account the character of the surrounding area. The scale, form and choice of materials for the proposed building have been designed sensitively to the character of the surrounding area. In terms of impact on the residential amenity of neighbouring properties the proposal is acceptable and would not cause unacceptable overlooking or loss of privacy or affect daylight/ sunlight. The residential accommodation would be of an acceptable layout and standard meeting the necessary internal floorspace standards and providing external amenity space. The scheme will have no adverse impact on the surrounding highway network or on car parking conditions in the area

6.10.2 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION

## **6.11 CIL**

6.11.1 Based on the information given in the plans, the Mayor's CIL charge will be £14,700 (420 x £35) and Haringey CIL charge will be £6,300 (420 x 15). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

## **7.0 RECOMMENDATIONS**

GRANT PERMISSION subject to conditions

Applicant's drawing No.(s) 189.15/001, 189.15/005 - 007, 008A, 010A, 011A, 012A, 13A, 020A, 021A, 022A, 023A, 024, 025, 026, 030, 031, 040A, 041A

Subject to the following condition(s)

- 1) The development hereby authorised must be begun not later than the expiration of three years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2) Notwithstanding the information submitted with the application, the development hereby permitted shall only be built in accordance with the following approved plans: 189.15/001, 189.15/005 - 007, 008A, 010A, 011A, 012A, 13A, 020A, 021A, 022A, 023A, 024, 025, 026, 030, 031, 040A, 041A.

Reason: To avoid doubt and in the interests of good planning.

- 3) Samples of all materials to be used in conjunction with the proposed development for all the external surfaces of buildings hereby approved, areas of hard landscaping and boundary walls shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include type and shade of cladding, window frames and balcony frames, sample panels or brick types and a roofing material sample combined with a schedule of the exact product references. The development shall thereafter be implemented in accordance with the approved samples.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

- 4) No development shall commence, save for demolition, until a scheme for the treatment of the surroundings of the proposed development including the timescale for the planting of trees and/or shrubs and appropriate hard landscaping has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be implemented in accordance with the approved details.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy 7.21 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006

- 5) Details of the proposed boundary treatment including bin and cycle enclosure shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development above ground. The approved boundary treatment shall thereafter be installed prior to occupation of the new residential unit.

Reason: In the interest of the visual amenity of the area and residential amenities of neighbouring occupiers.

- 6) The details of all levels on the site in relation to the surrounding area be submitted and approved by the Local Planning Authority.

Reason: In order to ensure that any works in conjunction with the permission hereby granted respects the height of adjacent properties through suitable levels on the site.

- 7) No occupation of the development hereby approved until final details of refuse waste storage and recycling facilities arrangements have been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy UD7 'Waste Storage' of the Haringey Unitary Development Plan and Policy 5.17 'Waste Capacity' of the London Plan.

- 8) No works shall be carried out on the site until a detailed report, including Risk Assessment, detailing management of demolition and construction dust has been submitted and approved by the LPA. (Reference to the London Code of Construction Practice) and that the site or Contractor Company be registered with the Considerate Constructors Scheme. Proof of registration must be sent to the LPA prior to any works being carried out on the site.

Reason: In order to ensure that the effects of the construction upon air quality is Minimised

- 9) Full details of a Construction Management Plan (CMP) and Construction Logistics Plan (CLP) for TfL and local authority's approval prior to construction work commences on site, save for demolition. The Plans should provide details on how construction work (inc. demolitions) would be undertaken in a manner that disruption to traffic and pedestrians on Devonshire Hill and the roads surrounding the site would be minimised. It is also requested that construction vehicle movements should be carefully planned and co-ordinated to avoid the AM and PM peak.

Reason: To reduce congestion and mitigate any obstruction to the flow of traffic on the transportation network.

- 10) The dwelling(s) hereby approved shall achieve Level 4 of the Code for Sustainable Homes. No dwelling shall be occupied until a final Code Certificate has been issued for it certifying that Code Level 4 has been achieved.

Reasons: To ensure that the development achieves a high level of sustainability in accordance with Policies 5.1, 5.2, 5.3 and 5.15 of the London Plan 2011 and Policies SP0 and SP4 the Haringey Local Plan 2013.

- 11) The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood

- 12) No occupation of the flats hereby approved shall be occupied until the cycle facilities serving it have been provided in accordance with the approved details, and they shall thereafter be retained for their intended purpose unless otherwise agreed in writing by the local planning authority.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the London Plan

- 13) The crossover to the site will require relocating and reconstruction in line with Drawing NO:189.15/008, the width of the crossover must not exceed 3.2 metres, the necessary works to construct the crossover will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 6 months before the development is programmed to be completed to obtain a cost estimate and to arrange for the works to be carried out.  
Reason: In order to ensure that the proposed development does not prejudice the free flow of vehicular and pedestrian traffic or the conditions of general safety of the highway consistent with Policy 6.13 of the London Plan 2011 and Saved Policies UD3 and M10 of the Haringey Unitary Development Plan 2006.
- 14) Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any Order revoking or re-enacting that Order, no roof extensions rear extensions etc. shall be carried out without the grant of planning permission having first been obtained from the Local Planning Authority.  
Reason: To safeguard the visual amenities of the area and to prevent overdevelopment of the site by controlling proposed extensions and alterations consistent with Policy 7.4 of the London Plan 2011 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.
- 15) Before the development hereby permitted is commenced a plan showing a 1.8 metre high privacy screen along the side of the recessed dormers to the rear shall be submitted to and approved in writing by the Planning Authority. Development shall be carried out in accordance with the approved details prior to the first use of the BALCONY AREA and the screening shall be retained in perpetuity unless otherwise agreed in writing by the Planning Authority.  
Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.
- 16) Before the first occupation of the extension hereby permitted, the windows in the side elevation shall be fitted with obscured glazing and any part of the window that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening and fixed shut. The window shall be permanently retained in that condition thereafter.  
Reason: To avoid overlooking into the adjoining properties and to comply with Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 General Principles of the Haringey Unitary Development Plan 2006.

**INFORMATIVE 1: -- Thames Water**

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.



**INFORMATIVE 2: -- Asbestos Survey**

Prior to refurbishment of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

**INFORMATIVE 3: - Hours of Construction Work**

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:- 8.00am - 6.00pm Monday to Friday 8.00am - 1.00pm Saturday and not at all on Sundays and Bank Holidays.

**INFORMATIVE 4: - Community Infrastructure Levy**

The application is advised that the proposed development will be liable for the Mayor of London's CIL. Based on the information given in the plans, the Mayor's CIL charge will be £14,700 (420 x £35) and Haringey CIL charge will be £6,300 (420 x 15). This will be collected by Haringey after the scheme is implemented and could be subject to surcharges for failure to assume liability, for failure to submit a commencement notice and/or for late payment, and subject to indexation in line with the construction costs index. An informative will be attached advising the applicant of this charge.

**INFORMATIVE 5: The new development will require numbering.**

The applicant should contact the Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

**INFORMATIVE 6: The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.**

**INFORMATIVE 7: There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitate amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0800 009 3921 for further information.**

## 8.0 APPENDICES

### Appendix 1: Representations received

Comment	Response
<p>LBH Transportation team - The highway and transportation authority would not object to this application and has made the following comments;</p> <ul style="list-style-type: none"> <li>- The area surrounding the site is not currently covered by a control parking zone, however the site has not been identified by the Council's saved UDP</li> </ul>	



house, Clayhill Lodge (later renamed River House) recorded on Ordnance Survey maps of both 1864, when it was surrounded by fields, and 1935, when the surrounding estate had already been built; the existing house now on the site must therefore be more recent than its surroundings.

A redevelopment of the site for more units, that remains broadly in keeping with its neighbours without pastiching them, and does not significantly increase on the mass, bulk, height and depth of its neighbours would therefore be broadly acceptable.

The proposal does not radically reinterpret the existing site layout and context; instead the new building would follow the building line established by the existing building on the site and its neighbours 133-137. A larger main block containing the six flats sits in the western three quarters of the plot width, with the slightly lower and slightly recessed townhouse adjoining to its east. Both leave over a meter gap to the end of the terraces on either side. Eaves heights, the most crucial height in defining its impact on context, exactly match neighbours on both sides, as does the ridge height of the townhouse, but the ridge of the block containing the flats is about 600mm higher, reflecting its deeper plan.

Both this higher ridge (and therefore higher apex of the gable) and deeper plan depth will have a slightly greater impact on the impression of being enclosed in the side alleyways and back gardens of its immediate neighbours to either side, but side alleyways rarely make a significant contribution to private amenity space, in this case not containing any windows, and as this is to the north of these gardens, it would not be taking away any sunlight. Since many houses in the area including its eastern neighbour have full width single storey rear extensions, and others could build similar rear extensions under recently extended permitted development rights, I do not consider the proposal would have a detrimental effect on its immediate neighbours.

In terms of design, proportions and materials used in the proposed elevations, I would

consider them simple and sufficiently similar to surroundings to be reasonably contextual whilst being an honestly contemporary design rather than attempting a fake pastiche; this is acceptable to me. There is perhaps too much horizontality in the proportions of windows and block width to have completely satisfactory proportions but this is not a location where rigorous design contextualism must be conformed to.

The townhouse is typical and robust in its layout, with living rooms on the ground floor, bedrooms on the 1<sup>st</sup> and one in the roof looking south to the rear. It has a front door facing the street and a generously sized private garden to its rear and is perfectly acceptable. The flats are arranged either side of an entrance and staircase on the street side, with living rooms facing the street and bedrooms to the rear on the ground and 1<sup>st</sup> floor, flipped in the two one bedroom top floor flats to the bedroom facing the street via a dormer window and living room facing the rear via a dormer and cut-in balcony. This is likely to give rise to concerns at disturbance and loss of privacy to neighbours but as they are a floor above most neighbours and set back from the eaves, cut into the roof, I consider that they will be sufficiently separated not to feel like an imposition unless residents misbehave, which is not common in one bedroom flats such as these. The 1<sup>st</sup> floor flats have modest front facing balconies in framed projecting elements, analogous to the common neighbouring bay windows, forming a loggia/privacy screen to the ground floor living room windows and with solid balustrades giving these 1<sup>st</sup> floor flats' living rooms and amenity space more privacy than a clear balustrade would give. This is not a great private amenity provision but is policy compliant and avoids disturbance to neighbours' private gardens (including the flats below them). Ground floor flats have generous private rear gardens and are perfectly acceptable.

Car and cycle parking and refuse storage are all accommodated in the front garden, which is sufficiently large to accommodate all of the above with enough room left over for plenty of landscaping. Details of the means of enclosure are not provided but I would hope

they will be the existing approx. 1200mm high brick wall retained and modified as required to accommodate changes to entrance locations; I particularly appreciate the creation of a pedestrian entrance off the edge of the green, avoiding pedestrian conflict with cars and increasing the development's relationship to the green, The amount of car and cycle parking and refuse storage comfortably meets policy requirements although covered, secure cycle parking would normally be required and details of the external appearance of both cycle and refuse stores are missing. Simple, elegant but modest enclosures incorporating greenery but not obstructing visibility would be most appropriate.

Thames Water – raise no objection subject to an informative and made the following comments;

With regards to sewerage infrastructure and water infrastructure capacity Thames Water raise no objection;

With regards to surface water drainage where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required;

Thames Water recommend an informative regarding minimum pressure in the design of the proposed development.

Thames Water recommend an informative regarding the Thames Water main

London Fire Brigade - Is satisfied with the proposals for fire fighting access on reviewing the updated plans and 'Statement of Compliance with Part B5 of the Building Regulations'. The London Fire Brigade strongly recommends a sprinkler system for the new development

Cllr Bull - While I am grateful for being the opportunity to visit the site and was given a detailed explanation of the planning application, I have to say, after careful consideration, I would like to oppose the application primarily on the grounds of overdevelopment. Notwithstanding the land at the rear of the property I still feel that a 4

Details of cycle and refuse enclose addressed in condition 5 of the report

<p>bedroom house, four two bedroom flats plus two 1 bed flats is too much for both the size of land and the surrounding area. In addition, I have some concerns about the proposed design and have asked the Design Champion to submit his comments</p> <p>Cllr Bevan - I note that the applicant refers to Butterfield Close which I find problematic as there is no way that Butterfield Close would today be considered acceptable concerning its appearance and design. The applicant for 139 Devonshire Hill Lane seems to be unaware that the design standards that are expected on all new developments in Haringey today have moved on from the general dismal standards of several years ago and high quality design is now the norm requirement for all planning applications.</p> <p>If the development has indeed been re-designed then I must express my disappointment with the outcome concerning design and appearance.</p> <p>I do not consider that the proposed design will enhance or blend with the character of the existing street, it is a bland and basically a very ugly and unattractive design,</p> <p>I am therefore asking that this application be referred for the opinions of the QRP panel despite it being a small development that would not normally have QRP input.</p> <p>It is my opinion as Design Champion that this application should be rejected concerning design, appearance, symmetry and character.</p> <p><u>Local consultation representations -</u></p> <p>Concerns with the demolition of the house;</p> <p>The land is not big enough to accommodate the development;</p> <p>Traffic/parking congestion to a quiet residential;</p> <p>Design and appearance out of character with surrounding area;</p>	<p>Addressed in informative 1 of the report</p> <p>Addressed in informative 7 of the report</p> <p>Addressed in para. 6.3.3 of the report</p> <p>The plans have been amended to address the design concerns. The amendments are listed in para. 3.1 of the report</p> <p>The plans have been amended to address the design concerns. The amendments are listed in para. 3.1 of the report</p> <p>The design is addressed in para. 6.3.3 and 6.3.4 of the report</p>
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<p>Overdevelopment;</p> <p>Development is too dense for the site area;</p> <p>Bulk/massing;</p> <p>Noise and disturbance;</p> <p>Overlooking/Loss of privacy from proposed balconies;</p> <p>Out of keeping with the surrounding area;</p> <p>Harmful to visual amenity;</p> <p>The development at Butterfield Close located on Devonshire road should not be used as an example;</p> <p>Overbearing;</p> <p>The creation of flats will have an impact on the street;</p> <p>The balconies to the front would create a visual eyesore diminishing the character of the neighbourhood.</p> <p>Impact on property values</p>	<p>Addressed in para. 6.2.1 of the report</p> <p>Addressed in para 6.6.3 of the report</p> <p>Addressed in para. 6.8.2 of the report</p> <p>Addressed in para 6.3.3 and 6.3.4 of the report</p> <p>Addressed in para 6.3.3 of the report</p> <p>Addressed in para 6.4.1 of the report</p> <p>Addressed in 6.3.3 of the report</p> <p>Addressed in para 6.5.2 and 6.5.4 of the report</p> <p>Addressed in para 6.3.3 and 6.3.4 of the report</p> <p>Addressed in para. 6.3.5 of the report</p> <p>The plans have been amended to address the design concerns</p> <p>Addressed in para. 6.5.3 of the report</p>
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	<p>Additional flats will not have an impact on the street</p> <p>Addressed in para. 6.3.5 of the report</p> <p>This is not a material planning consideration</p>
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**Appendix 2: Plans & Images**



Site location plan



Existing front elevation



Proposed site location plan



Proposed ground floor plan



**Proposed front elevation**



**Proposed rear elevation**



**Proposed street elevation**



**Proposed front elevation**



**Proposed rear elevation**

Planning Sub Committee

Item No:

**REPORT FOR CONSIDERATION AT PLANNING SUB-COMMITTEE**

<b>1. APPLICATION DETAILS</b>	
<b>Reference No:</b> HGY/2015/0438	<b>Ward:</b> Tottenham Hale
<p><b>Address:</b> Holy Trinity Church of England Primary School Somerset Road N17 9EJ</p> <p><b>Proposal:</b> Fencing off of a small parcel of land within the boundaries of Holy Trinity Primary School to enable the creation of a new pathway leading from Fairbanks Road to Monument Way leading onto the High Road.</p> <p><b>Applicant:</b> Haringey Council</p> <p><b>Ownership:</b> Haringey Council</p> <p><b>Case Officer Contact:</b> Anthony Traub</p>	
<p><b>Date received:</b> 11/02/2015</p> <p><b>Drawing number of plans:</b> MWP/01/01</p>	
<p><b>PLANNING DESIGNATIONS:</b></p> <p>Not in a Conservation Area Not a Listed Building</p>	
<p><b>1.1</b> This application is being referred to the Planning Committee because the Council is the applicant.</p>	
<p><b>1.2 SUMMARY OF KEY REASONS FOR RECOMMENDATION</b></p> <ul style="list-style-type: none"> <li>• The blocking up of the school space is acceptable.</li> <li>• The impact of the development on neighbouring residential amenity is acceptable</li> <li>• The design and appearance of the proposal is acceptable</li> <li>• There would be no impact on traffic movements or parking locally</li> </ul>	

**2. RECOMMENDATION**

That the Committee resolve to GRANT planning permission and that the Head of Development Management is delegated authority to issue the planning permission and impose conditions and informatives:

Conditions:

1. Implementation within 3 years
2. In accordance with approved plans

In the event that members choose to make a decision contrary to the officer's recommendation, members will need to state their reasons.



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3.0	PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS
4.0	CONSULTATION
5.0	RESPONSES
6.0	MATERIAL PLANNING CONSIDERATIONS <ul style="list-style-type: none"> <li>• Principle of development;</li> <li>• Design and appearance;</li> <li>• Impact on the amenity of adjoining occupiers;</li> <li>• Transportation.</li> </ul>
7.0	COMMUNITY INFRASTRUCTURE LEVY
8.0	CONCLUSION
9.0	RECOMMENDATION
10.0	APPENDICES Appendix 1 – Consultation Responses Appendix 2 – Plans

### **3.0 PROPOSED DEVELOPMENT AND SITE LOCATION DETAILS**

#### **3.1 Proposed Development**

3.1.1 The proposal involves the fencing off of a small parcel of land within the boundaries of Holy Trinity Primary School to enable the creation of a new pathway leading from Fairbanks Road to Monument Way leading onto the High Road. The creation of the pathway itself does not require planning permission but will be subject to further discussion with TfL.

3.1.2 The proposal would improve pedestrian connectivity to Monument Way and associated bus stops along the High Road.

#### **3.2 Site and Surroundings**

3.2.1 The site consists of a portion of the Holy Trinity Church Grounds. This area is in the south-eastern corner, and is currently fenced off from Monument Way. The surrounding area is residential in nature with other schools in the locale. The site is not in a conservation area, nor are there listed buildings on site.

#### **3.3 Planning and Enforcement History**

3.3.1 None relevant.

### **4.0 CONSULTATION**

4.1 The following were consulted regarding the application and the following responses were received:

4.2 a) LBH Transportation: No objections to the proposed fence.

b) TfL: The footway and carriageway on Monument Way must not be blocked during the construction and maintenance of the proposal. Temporary obstruction during the installation must be kept to a minimum and should not encroach on the clear space needed to maintain the flow of traffic. No servicing vehicles associated with the proposal shall park/ load/ unload on the footway/ carriageway of Monument Way at any time.

## **5.0 RESPONSES**

5.1 The following were consulted on the application:

Ward Councillors  
Adjoining neighbours (29 letters sent)

5.2 The application was also reconsulted on as the closing date was incorrect in the first letter.

5.2 Six letters of support for the application were received.

## **6.0 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main issues in respect of this application are considered to be:

- Principle of development
- Design and appearance
- Impact on the amenity of adjoining occupiers
- Transportation

### **6.2 Principle of Development**

6.2.1 Local Plan Policy SP0 supports the broad vision of the NPPF, and states that the Council will take a positive approach to reflect the presumption in favour of sustainable development. Permission will be granted by the Council unless any benefits are significantly outweighed by demonstrable harm caused by the proposal.

6.2.2 The NPPF recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. SP16 of the Haringey Local Plan states that the Council will work to ensure the appropriate improvement and enhancement of community facilities (including schools)

6.2.3 In terms of planning application requirements, the aspect of the proposal which requires consent is the proposed fence. The other elements, i.e. the proposed gap in the Monument Way wall; the new footpath and the new lighting column do not require planning permission, the latter two being subject to highways legislation.

6.2.4 The proposal would fully enclose a piece of land that is owned by the school. This area between the access to the entrance to the school off the High Road, the western end of Fairbanks Road and north of Monument Way is owned by the school. For approximately 20 years the school has arranged with Haringey

Council for the space to be publically accessible outside school times both as a route through but also as an accessible open space. The school are now seeking to enclose this space because of persistent issues with litter on the site (bottles etc) which have made effective use of the space by primary aged children during school time practically impossible. Indeed, the prime function of it for school children at present is apparently for litter picking exercises.

- 6.2.5 The closing up the footpath will be to the benefit of the school and its pupils. It will remove opportunities for littering which currently restricts usage and enable the school and teachers to provide enhanced opportunities for play and outdoor activity, in accordance with policy SP16 of the Local Plan.
- 6.2.6 The loss of the footpath will cause some inconvenience to some local residents outside of school hours who have benefited from the school's willingness to open up their site both for access reasons and the additional open space on offer. There is nothing to prevent the school stopping up this space however, they have offered to lose part of their site to enable the construction of a footpath linking Fairbanks Road and Monument Way. This would be welcomed and the Council's transportation section are in contact with Transport for London (the transport authority for Monument Way) to move this forward.
- 6.2.4 Overall, the proposed changes are considered to offer improved educational facilities to the benefit of the children attending the school and hence in accordance with planning policy.

### 6.3 Design and Appearance

- 6.3.1 The NPPF should be considered alongside London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11, which identifies that all development proposals, should respect their surroundings, by being sympathetic to their form, scale, materials and architectural detail.
- 6.3.2 The proposal involves the loss of an existing fence and the erection of a 3m high 'Paladin' style fence, which is open mesh/railings to ensure visual permeability. The location of the fence behind a large wall on Monument Way is limited in visibility and as such will not have a significant impact on the visual appearance of the area. The associated footpath alteration and new lamppost whilst ancillary to these works are not the subject of this planning application.
- 6.3.3 Overall, the proposal is considered to be acceptable and in general accordance with London Plan 2011 Policies 3.5 and 7.6 and Local Plan 2013 Policy SP11.

### 6.4 Impact on the amenity of adjoining occupiers

- 6.4.1 Saved UDP Policy UD3 states that development proposals are required to demonstrate that there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking. Similarly London Plan Policy 7.6 requires buildings and structures should not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy.

6.4.2 The fence proposed will not cause any loss of outlook or light for neighbouring residents.

6.4.3 The proposal is therefore not considered to harm the amenities of neighbours and is in general accordance with saved UDP 2006 Policy UD3 and concurrent London Plan 2011 Policy 7.6.

## 6.5 Transport

6.5.1 The proposal is considered to vastly improve pedestrian connectivity to and from neighbouring residential properties to the High Road and Monument Way and all associated public transport facilities because the path it enables would allow for 24 hours access. Therefore, the proposal is seen to promote the use of sustainable forms of transport whilst creating a walkable urban environment. TfL do not object to the application subject to the footway and carriageway on Monument Way not being blocked during the construction and maintenance of the proposal and no servicing vehicles associated with the proposal shall park/ load/ unload on the footway/ carriageway of Monument Way at any time.

6.5.2 Overall, the proposal is therefore considered to be acceptable and in accordance with London Plan 2011 Policy 6.9 and Local Plan 2013 Policy SP7.

## 7.0 **CIL APPLICABLE**

7.1 No buildings are proposed and therefore there is no floor area created.

## 8.0 **CONCLUSION**

8.1 The proposal will facilitate the enhanced educational offer provided by the school to the benefit of the staff and pupils. This offsets any inconvenience to local residents is blocking off the footpath. The scale and form of the fence is acceptable in this context. Given the above, this application is recommended for APPROVAL.

## 9.0 **RECOMMENDATION**

9.1 GRANT PLANNING PERMISSION subject to the following conditions and informatives:

### **Conditions**

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the following approved plans and specifications: MWP/01/01.

Reason: In order to avoid doubt and in the interests of good planning.

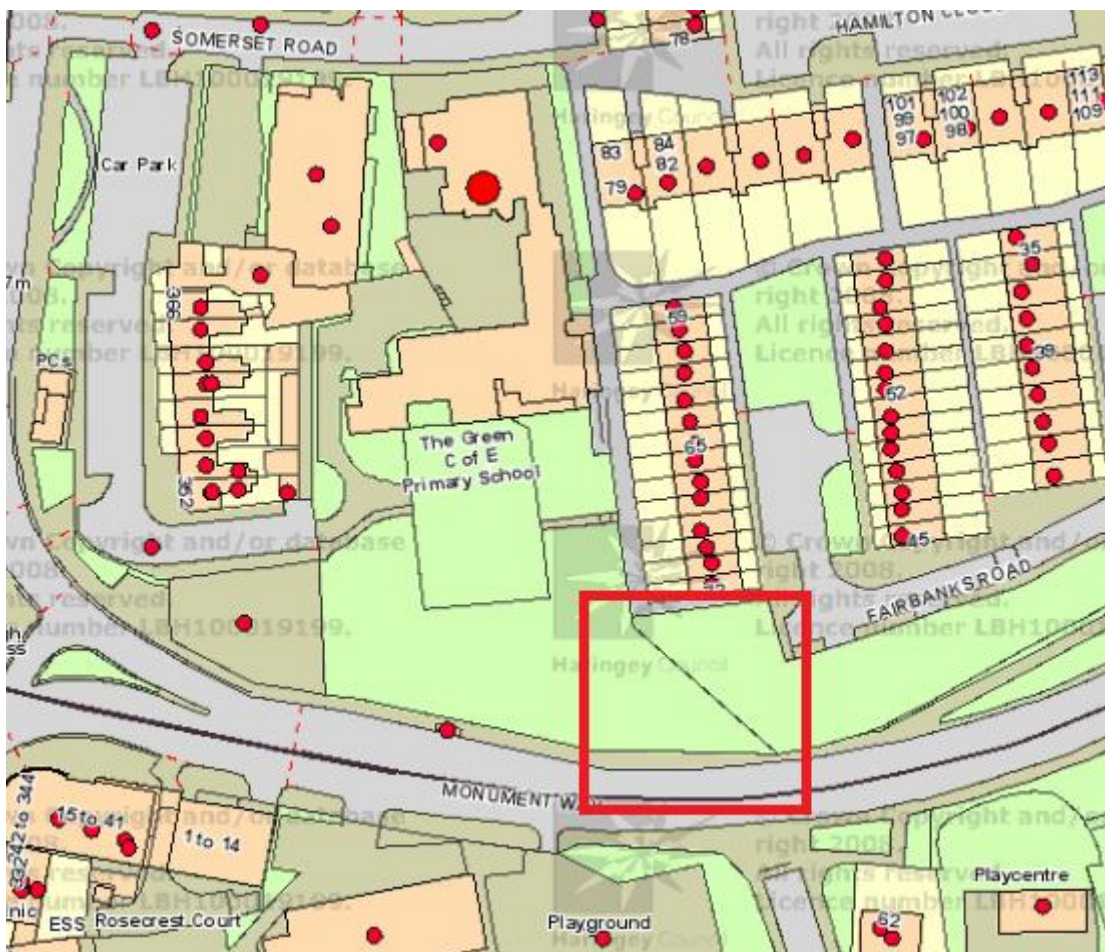
3. The new footpath and the opening in the wall on Monument Way should be completed prior to the stopping of the existing footpath. The footpath shall be permanently maintained. The footway and carriageway on Monument Way should not be blocked during the construction and maintenance of the proposal and no servicing vehicles associated with the proposal shall park/ load/ unload on the footway/ carriageway of Monument Way at any time.

Reason: In order to safeguard pedestrian connectivity and not impede traffic flow.

## 10.0

### APPENDIX 1 – Plans

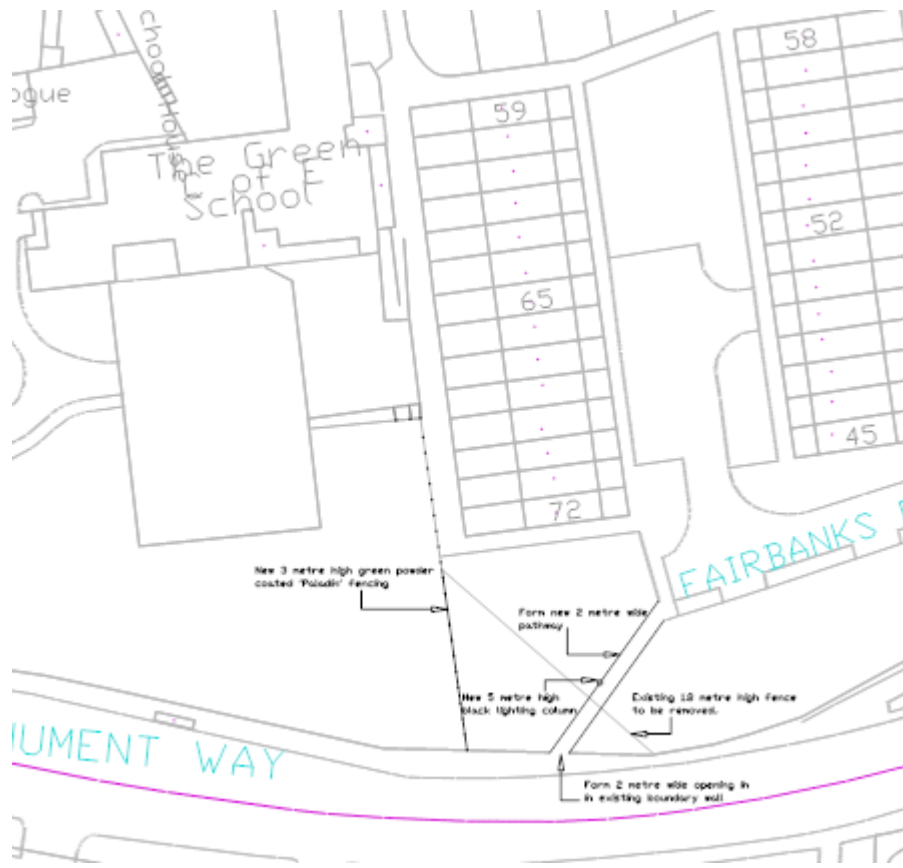
#### SITE LOCATION



Aerial View



### Proposed Plan



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**Haringey Council**

<b>Report for:</b>	<b>Planning Sub Committee Date: 5 October 2015</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Update on major proposals</b>		
<b>Report Authorised by:</b>	<b>Emma Williamson</b>		
<b>Lead Officers:</b>	<b>John McRory / Neil McClellan</b>		
<b>Ward(s) affected:</b>  <b>All</b>	<b>Report for Key/Non Key Decisions:</b>		

**1. Describe the issue under consideration**

- 1.1 To advise the Planning Sub Committee of major proposals that are currently in the pipeline. These are divided into those that have recently been approved; those awaiting the issue of the decision notice following a committee resolution; applications that have been submitted and are awaiting determination; and proposals which are the being discussed at the pre-application stage.

**2. Recommendations**

- 2.1 That the report be noted.

**3. Background information**

- 3.1 As part of the discussions with members in the development of the Planning Protocol 2014 it became clear that members wanted be better informed about proposals for major development. Member engagement in the planning process is encouraged and supported by the National Planning Policy Framework 2012 (NPPF). Haringey is proposing through the new protocol to achieve early member engagement at the pre-application stage through formal briefings on major schemes. The aim of the schedule attached to this report is to provide information



**Haringey Council**

on major proposals so that members are better informed and can seek further information regarding the proposed development as necessary.

**4. Local Government (Access to Information) Act 1985**

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.

Update on progress of proposals for Major Sites

October 2015

Site	Description	Timescales/comments	Case Officer	Manager
<b>APPLICATIONS SUBMITTED TO BE DECIDED</b>				
<b>Tottenham Hotspur Stadium Redevelopment.</b>	Replacement 61,000 seat stadium with a retractable pitch, new club superstore and museum, 180 bed hotel, an extreme sports centre, a community medical centre, new public square and 579 residential units arranged in 4 towers ranging in height from 16 to 32 storeys located above a 2-3 storey podium. The proposals also include works to the Grade II Listed Warmington House and the demolition of three locally listed buildings.	<p>A programme of weekly meetings has begun. Club have agreed PPA.</p> <p>Club have submitted the planning application with an EIA. Aiming for application to be reported to Members at December planning sub-committee.</p>	Neil McClellan	Emma Williamson
<b>2 Canning Crescent, N22 (and adjoining Land)</b>	Re-development of site to comprise a part two, part three storey building consisting of 19 dwellings with communal and private amenity space.	<p>Planning application has been submitted and is currently at consultation stage.</p> <p>PPA has been signed.</p> <p>DM Forum has been being arranged for 12<sup>th</sup> October.</p> <p>Possible planning sub-committee in November / December</p>	Adam Flynn	John McRory
<b>Section 73 for Hale Village</b>	The S73 is to remove the hotel from the tower	Decision likely to be made under delegated powers shortly.	Adam Flynn	Neil McClellan

<b>Lee Valley Techno Park</b>	The change of use and extension of the existing building on the site from B1 and B8 to a 'through' school (primary, secondary and sixth form)	Planning application has been submitted. PPA has been signed.	Robbie McNaugher.	Neil McClellan
<b>Gisburn Mansions Tottenham Lane, N8</b>	Erection of new third storey and new roof to provide 12no. two bedroom flats	The planning application is currently under consideration. The viability report has been assessed independently and now awaiting the Applicants assessment.  Likely to be reported to Members for a decision in November / December.	Aaron Lau	John McRory
<b>Hale Village, Ferry Lane, Tottenham, N15</b>	Submission of Reserved Matters (including appearance, layout, access, scale and landscaping) in relation to outline consent no HGY/2010/1897 for Plot SW forming part of the Hale Village Masterplan.	Planning application is in to keep permission alive.	Adam Flynn	Neil McClellan
<b>Tottenham Hotspur Stadium</b>	Submission of Reserved Matters relating to scale in respect of outline consent HGY/2011/2351 for the redevelopment of site to provide housing (Use Class C3) college (Use Class D1) and/or health centre (Use Class D1) and/or health club (Use Class D2).	Planning application is in to keep permission alive	Neil McClellan	Neil McClellan
<b>Beacon Lodge, 35 Eastern Road</b>	Part demolition and part retention and extension of existing building and change of use from C2 to C3 to create 3 dwellings, together with the construction of 6 flats in a 3-storey (plus basement) building, and a detached dwelling to the rear (10 residential units total).	The planning application has been submitted and is being reported to Members for a decision in October.	Adam Flynn	John McRory

<b>191 – 201 Archway Road</b>	<p>Retention and enhancement to the existing building facing Archway Road</p> <p>-Provision of 25 new residential dwellings -Provision of circa 975 sqm of mixed commercial floor space</p>	<p>The planning application has been submitted but is currently at consultation stage – the viability report is currently being assessed.</p> <p>Meeting with Councillor Morris to take place on site.</p> <p>Current occupiers of the B1 and A1 units have requested a meeting with officers which is in the process of being organised.</p>	<p>Aaron Lau</p>	<p>John McRory</p>
<b>255 Lordship Lane</b>	<p>Erection of a four storey building consisting of 3 mixed use commercial units, 30 residential units comprising 13 x 1 bed units, 11 x 2 bed units &amp; 6 x 3-4 bed units– includes a land swap.</p>	<p>Applicants have negotiated a land swap with the Council in order to provide a new access road as part of the scheme.</p> <p>A DM Forum has taken place and generally well received.</p> <p>The planning application has been submitted and is currently at consultation stage. A PPA has been signed. Certain elements of the scheme are being discussed with a view to being revised. The viability report is currently being. Possible Committee date November.</p>	<p>Robbie McNaugher</p>	<p>John McRory</p>
<b>123-124 High Road, Wood Green</b>	<p>Conversion of upper floors from office to hotel.</p>	<p>Planning application has been submitted and is to be reported to Members at the October planning sub-committee.</p>	<p>Robbie McNaugher</p>	<p>John McRory</p>
<b>St Lukes</b>	<p>S73 to omit age related limitation of co-housing</p>	<p>Planning application submitted. Implications Being assessed.</p> <p>Possible committee date – November</p>	<p>Aaron Lau</p>	<p>John McRory</p>

<b>5 -9 Connaught Gardens</b>	Proposed development for 5 houses over 1000 sqm.	Planning application has been submitted and is to be reported to Members at the October planning sub-committee.	Robbie McNaugher	John McRory
<b>Marsh Lane (replacement of Ashley Road depot)</b>	Proposed replacement of Ashley Road Depot.	Planning Performance Agreement signed and meetings taking place.  Possible committee date – November / December	Robbie McNaugher	Neil McClellan
<b>Car wash Site, Broad Lane</b>	Demolition of the existing carwash, construction of a new office block including, covered bin, cycle's stores and parking	Planning application submitted and currently invalid.  Principle of employment use wholly acceptable.	Aaron Lau	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS - TO BE SUBMITTED SOON</b>				
<b>Hale Wharf</b>	Demolition of existing structures and erection of 15 blocks of primarily residential accommodation ranging from 4 to 20 storeys and providing around 500 dwellings with some commercial floor space, parking and retention of 3 no commercial barges.	In pre-application discussions. Is EIA development. PPA meeting was held.  Application likely to be submitted in late 2015.	Robbie McNaugher	Neil McClellan
<b>Apex House</b>	Residential led mix use scheme. 22 storeys.	Series of PPA meetings underway.  Pre-app committee meeting was held on 10 <sup>th</sup> March.  QRP was held on the 13 <sup>th</sup> May and 20 August.  DM Forum 27 May. Submission expected shortly. January committee targeted.	Robbie McNaugher	Neil McClellan

<b>Hale Road (Station Square West)</b>	Comprehensive mix use residential led development	Residential next to Premier Inn. Design discussions ongoing with GLA.  Application may be submitted early 2016	Robbie McNaugher	Neil McClellan
<b>Edmanson's Close, Tottenham</b>	Alterations, extensions and infill across the site to provide more improved family accommodation. Existing number of units on site is 60. Following changes the total number of units will be 35.	Principle maybe acceptable subject to re-provision of elderly accommodation.	Tobias Finlayson	John McRory
<b>163 Tottenham Lane N8</b>	The application proposes the demolition of the existing Kwik-Fit Garage and a two storey building at the rear. Erection of a five storey building for commercial and residential development.	Pre-application meeting held and principle acceptable.	Tobias Finlayson	John McRory
<b>163 Tottenham Lane N8</b>	The application proposes the demolition of the existing Kwik-Fit Garage and a two storey building at the rear. The erection of a part 4 and 5 storey building (with basements) for 60 mini apartments and works space on basement and ground levels.	Pre-application meeting held and more information required on the type of units and living accommodation before a principle on such a proposal is established.	Tobias Finlayson	John McRory
<b>Lee Valley Techno Park</b>	The extension of the existing building on the site in connection	QRP held 20 August. PPA under discussion. Principle agreed details under discussion	Robbie McNaugher	Neil McClellan

	with the provision of a 'through' school (primary, secondary and sixth form) (use approved recently through a prior approval application.	particularly the public realm.  DM Forum 28 September		
<b>Raglan Hall</b>	Conversion of hotel into 4 x 3 bed, 10 x 2 bed, 3 x 1 bed and 1 studio flat (as per HGY/2003/1131 or Option 2 Change use of part of the hotel to create 11 residential flats.	Scheme acceptable in principle. Transportation issues have been addressed. Internal layout of units needs further work including the provision of balconies/terraces at rear. Wheelchair accessible units need to be explored in the scheme. Developers will commission a viability assessment if the provision of affordable units on site is not feasible– PPA has been signed and agreed.	Valerie Okeiyi	John McRory
<b>47,49 and 63 Lawrence Road</b>	Mixed use residential led scheme for 83 dwellings (34 x 1b, 33 x 2b, 7 x 3b and 9 x 4b)	Supported in principle as land use but issues with regards to loss of employment floor space.	Valerie Okeiyi	John McRory
<b>Cross Lane next to Hornsey depot</b>	Redevelopment of the site with employment space and residential units.	Principle acceptable subject to comprehensive details of design, scale and bulk. Loss of employment space would need to be justified / floorspace replaced.  PPA has been negotiated and signed and a scheme is in discussions – transport issues currently being discussed.	Adam Flynn	John McRory
<b>Hale Village Tower, Ferry Lane, Tottenham, N15</b>	Revised proposal for a 28 storey tower (replacing the consented 18 storey outline permission) to provide housing with commercial and/or community uses at ground floor.	Initial pre-app meeting held on the 8 <sup>th</sup> June. PPA currently being drafted. Scheme has been delayed.	Adam Flynn	Neil McClellan
<b>Scoping report star project</b>	Extension of railway	Scoping opinion has been sent.	Robbie McNaugher	John McRory



<b>Stratford to Angel Road railway land</b>		Planning Application with Environmental Impact Assessment expected in near future		
<b>St Ann's Police Station</b>	32 units (residential) in a mixture of unit sizes including 1, 2 & 3 bed flats and 4 bed houses together with 16 parking spaces, cycle and refuse storage. The proposal will retain the former St Ann's Police station building, extend the building along Hermitage Road and convert the existing building to accommodate new flats, a new building to provide additional flats, and a mews type block of dwellinghouses to the rear to provide family housing.	Officers recommended approval for the scheme - Members overturned the recommendation and have refused the planning application on grounds of design, overdevelopment and parking.  Discussions taking place regarding a revised scheme which addresses the reasons for refusal.  Application has been presented to the QRP	Aaron Lau	John McRory
<b>IN PRE-APPLICATION DISCUSSIONS</b>				
<b>500 White Hart Lane</b>	Redevelopment to provide approx 120 residential units, supermarket and employment floorspace.	1 meeting held. Proposal under discussion.  Application been to QRP.	Neil McClellan	Emma Williamson
<b>109 Fortis Green, N2</b>	Re-development to provide 9 residential units (4x3 bed, 3x2 bed and 2x1 bed) and a commercial unit for use as a local gym	Principle acceptable subject to robustly justifying loss of employment land.  Also requirement to illustrate how the basement aspect of the development would work.  PPA being negotiated.	Valerie Okeyi	John McRory
<b>168 Park View Road</b>	Demolition of existing buildings and erection of a four storey block of flats comprising 9 x 1 bed flats, 9 x 2 bed	Acceptable in principle subject to justifying loss of employment floor space, scale, massing and mitigation measures regarding	Tobias Finlayson	John McRory

	flats and 3 x 3 bed flats.	noise levels from adjacent railway.  A number of pre-applications have taken place.		
<b>Hale Road (Station Square West)</b>	Comprehensive mix use residential led development	Residential next to Premier Inn. Discussions currently taking place with the regeneration team.	Robbie McNaugher	Neil McClellan
<b>555 White Hart Lane, N17</b>	Demolition of two storey building & erection of two buildings comprising office, retail, cafe & a business conference / events centre with associated changes to vehicular crossover.	The proposal is acceptable in principle subject to more detail regarding the uses and transport issues.  However, the retail aspect is unacceptable. Response sent reflecting this stance.	Malachy McGovern	John McRory
<b>Steel Yard Station Approach, Hampden Road</b>	Change of use from steel yard to residential and construction of a new building in residential and commercial use.	The site has been sold and acquired by Fairview. Pre-application meeting taken place – response sent stating that the principle of a residential led mix use development is acceptable subject to re-provision of existing employment space and height, scale, bulk and massing development.	Valerie Okeiyi	John McRory
<b>30 Chester House, Pages Lane</b>	Creation of 24 plus residential units	Principle may be acceptable subject to design, scale and siting – within a conservation area and a SINC site. Pre-application note to be sent.	Malachy McGovern	John McRory
<b>Car wash Site, Broad Lane</b>	A new build mixed use scheme with offices on the ground and first floors and flats on the upper two floors, 806sqm office and 12 flats.	Principle of residential development within this defined employment site is unacceptable. The site is earmarked for future regeneration and this particular site to be safeguarded for employment use.	Aaron Lau	John McRory
<b>r/o 55 Cholmeley</b>	Demolition of existing building and	Pre-application discussion has taken place.	Tobias	John McRory

<b>Park N6</b>	redevelopment to re-provide health care facility and 8 residential units	Principle may be acceptable subject to re-providing the facility for existing user group both permanently and whilst the development is built and adherence to planning policies relevant to the scheme and the Highgate Bowl.	Finlayson	
<b>Coppetts Wood Hospital, Coppetts Road, N10</b>	Re-Development of site to provide 90 dwellings; 29 x 1 bed flats; 45 x 2 bed flats; 6 x 3 bed flats; 10 x 4 bed houses	Number of pre-application meetings held with different bidders.	Aaron Lau	John McRory
<b>624 High Road, N17</b>	Design amendments to previously consented scheme (for 42 mixed tenure residential units and 1 commercial unit) planning app ref HGY/2009/1532. All as described in our letter to Samuel Uff, planning officer, dated 19/08/15 and attached drawings.	Pre-application meeting taking place on 2 <sup>nd</sup> September – discussions will be ongoing given nature of revisions.	Samuel Uff	John McRory
<b>67 Lawrence Road, Tottenham, N15</b>	Re-development of the site for the erection of two buildings ranging from 4-6 storeys comprising of 55 residential units and associated landscaping and car parking.	Pre-application took place on 11 <sup>th</sup> July. Same issues as above.	Anthony Traub	John McRory
<b>Keston Centre</b>	Pre-application discussion for residential scheme.	Discussion needed on layout, access, design and transport.	Adam Flynn	John McRory
<b>52-68 Stamford Road N15</b>	Mixed use development including 50 dwellings and 335 sq.m. B1/B2	First formal pre-application discussion took place on Monday October 13 <sup>th</sup> . Not acceptable with loss of employment space.	Gareth Prosser	John McRory
<b>Dyne House Highgate School</b>	Demolition of the Classroom Building, Gymnasium and a	Although the principle of the scheme is acceptable, the scheme presented is	Gareth Prosser	John McRory

<b>N6</b>	<p>redundant open air Swimming Pool. Construction of extensions in the front of and at the rear of Dyne House together with associated landscaping and improved emergency and service vehicle access.</p> <p>Temporary Planning Consent for the duration of the construction period for the installation of temporary modular seminar rooms within one of the Quadrangles of the Island part of the Senior School Site. Temporary change of use of domestic and office property outside of the School boundary to educational facilities.</p>	<p>unacceptable as it would occupy too much of the site and be of a scale, bulk and design which is excessive.</p> <p>The applicants have been advised to produce an SPD in partnership with the Council for the site and to assist the development process of the new school.</p> <p>Site visit has been carried out by senior officers. The site has also been viewed from neighbouring residents properties. The general advice is that the development would be too significant in terms of height, scale and massing.</p> <p>Pre-application written response has been sent – officers support the principle of extensions but not the scheme which was tabled.</p>		
<b>MAJOR APPLICATION CONDITIONS</b>				
<b>Pembroke Works</b>	Approval of details pursuant to conditions 6 (landscaping and surroundings), condition 10 (desktop study for uses and contaminants) attached to planning permission HGY/2012/1190	Landscaping and verification details to be finalised.	Adam Flynn	John McRory
<b>165 Tottenham Lane</b>	Approval of details pursuant to condition 5 (construction management plan) planning permission HGY/2013/1984	Awaiting comments from internal parties.	Aaron Lau	John McRory
<b>Hornsey Depot, Hornsey Refuse</b>	A number of conditions have been submitted.	A number of pre-commencement conditions have been discharged and others awaiting	Adam Flynn	John McRory

<b>and Recycling Centre, High Street, N8</b>		comments.		
<b>St Lukes</b>	Conditions to be submitted soon. A meeting is being arranged in order to set up monitoring meetings	Awaiting dates for meeting	Aaron Lau	John McRory
<b>GLS Depot</b>	A number of conditions have been submitted	Several conditions have been discharged and officer awaiting further information in relation to other submitted applications.	Adam Flynn	John McRory

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**Haringey Council**

<b>Report for:</b>	<b>Planning Sub Committee 7.9.15</b>	<b>Item Number:</b>	
<b>Title:</b>	<b>Applications determined under delegated powers</b>		
<b>Report Authorised by:</b>	<b>Emma Williamson</b>		
<b>Lead Officer:</b>	<b>Ahmet Altinsoy</b>		
<b>Ward(s) affected:</b>  <b>All</b>	<b>Report for Key/Non Key Decisions:</b>		

**1. Describe the issue under consideration**

- 1.1 To advise the Planning Sub Committee of decisions on planning applications taken under delegated powers for the period from 24 August – 18 September 2015.

**2. Recommendations**

- 2.1 That the report be noted.

**3. Background information**

- 3.1 The Council's scheme of delegation specifies clearly the categories of applications that may be determined by officers. Where officers determine applications under delegated powers an officer report is completed and in accordance with best practice the report and decision notice are placed on the website. As set out in the Planning Protocol 2014 the decisions taken under delegated powers are to be reported monthly to the Planning Sub Committee. The attached schedule shows those decisions taken.



**Haringey Council**

**4. Local Government (Access to Information) Act 1985**

- 4.1 Application details are available to view, print and download free of charge via the Haringey Council website: [www.haringey.gov.uk](http://www.haringey.gov.uk). From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.
- 4.2 The Development Management Support Team can give further advice and can be contacted on 020 8489 5504, 9.00am-5.00pm Monday to Friday.



# HARINGEY COUNCIL

## PLANNING COMMITTEE

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### APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 24/08/2015 AND 18/09/2015

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#### BACKGROUND PAPERS

For the purpose of the Local Government (Access to Information) Act 1985, the background papers in respect of the following items comprise the planning application case file.

The planning staff and planning application case files are located at 6th Floor, River Park House, Wood Green, London, N22 8HQ. Applications can be inspected at those offices 9.00am - 5.00pm, Monday - Friday. Case Officers will not be available without appointment.

In addition application case files are available to view print and download free of charge via the Haringey Council website:  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

From the homepage follow the links to 'planning' and 'view planning applications' to find the application search facility. Enter the application reference number or site address to retrieve the case details.

The Development Management Support Team can give further advice and can be contacted on 020 8489 1478, 9.00am - 5.00pm, Monday - Friday.

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Please see Application type codes below which have been added for your information within each Ward:

#### Application Type codes:

ADV	Advertisement Consent
CAC	Conservation Area Consent
CLDE	Certificate of Lawfulness (Existing)
CLUP	Certificate of Lawfulness (Proposed)
COND	Variation of Condition
EXTP	Replace an Extant Planning Permission
FUL	Full Planning Permission
FULM	Full Planning Permission (Major)
LBC	Listed Building Consent
LCD	Councils Own Development
LCDM	(Major) Councils Own Development
NON	Non-Material Amendments
OBS	Observations to Other Borough
OUT	Outline Planning Permission
OUTM	Outline Planning Permission (Major)
REN	Renewal of Time Limited Permission
RES	Approval of Details
TEL	Telecom Development under GDO
TPO	Tree Preservation Order application works

#### Recommendation Type codes:

GTD	Grant permission
REF	Refuse permission
NOT DEV	Permission not required - Not Development
PERM DEV	Permission not required - Permitted
PERM REQ	Development
RNO	Permission required
ROB	Raise No Objection

WARD: **Alexandra****FUL Applications Decided: 5**

Application No:	<b>HGY/2015/0864</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	15/09/2015
Location:	103 Alexandra Park Road N10 2DP		
Proposal:	Formation of a vehicular crossover to a classified road with reduction to existing hardstanding to front garden (Householder Application)		
Application No:	<b>HGY/2015/1927</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	18/09/2015
Location:	Flat 2 64 Muswell Road N10 2BE		
Proposal:	Erection of new single storey rear extension 4.0m from the existing rear line of the property, and replacement of existing timber frame, full height glass windows with folding powder coated metal sliding doors		
Application No:	<b>HGY/2015/1985</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	02/09/2015
Location:	50 Dukes Avenue N10 2PU		
Proposal:	Front garden works to create paved parking area and vehicle crossover		
Application No:	<b>HGY/2015/2083</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	11/09/2015
Location:	213 Albert Road N22 7AQ		
Proposal:	Rear roof extension and insertion of 2 rooflights into the front roof slope to facilitate a loft conversion		
Application No:	<b>HGY/2015/2107</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	15/09/2015
Location:	125 Muswell Avenue N10 2EN		
Proposal:	Creation of new glazed doorway in kitchen of first floor flat and external spiral staircase to provide direct access / fire escape route to rear garden		

**Total Applications Decided for Ward: 5**WARD: **Bounds Green****CLUP Applications Decided: 2**

Application No:	<b>HGY/2015/2115</b>	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	14/09/2015
Location:	15 Churston Gardens N11 2NJ		
Proposal:	Certificate of lawfulness for hip to gable roof extension with rear dormer and Juliet balcony, rooflights to front roof slope and window in side elevation		
Application No:	<b>HGY/2015/2448</b>	Officer:	Anthony Traub
Decision:	PERM DEV	Decision Date:	28/08/2015
Location:	21 Richmond Road N11 2QR		
Proposal:	Certificate of lawfulness for formation of dormer to main roof and to back addition roof		

**FUL Applications Decided: 10**

Application No:	<b>HGY/2015/1055</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	26/08/2015
Location:	84 Whittington Road N22 8YG		
Proposal:	Erection of a rear side extension (householder application)		
Application No:	<b>HGY/2015/1670</b>	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	03/09/2015
Location:	45 Lascotts Road N22 8JG		
Proposal:	Conversion from HMO, comprising 6 small flats, 4 x studio flats and 2 x 1 bedroom flats, into three (3) self-contained flats, 1 x 1 bedroom and 2 x 2 bedroom flats, and a first floor rear extension		
Application No:	<b>HGY/2015/1915</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	25/08/2015
Location:	136 & 136 Woodfield Way N11 2NU		
Proposal:	Minor amendment to approved application HGY/2014/2824 for conversion of existing unused garages at No. 136 & 138 into home offices and erection of new link extension at No. 136 & 138		
Application No:	<b>HGY/2015/1920</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	25/08/2015
Location:	113-119 Truro Road N22 8DH		
Proposal:	Additional floor to existing residential block to create 1 x 2 bed and 1 x 1 bed flats plus erection of new stair enclosure to west elevation		
Application No:	<b>HGY/2015/1930</b>	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	26/08/2015
Location:	17 Blake Road N11 2AD		
Proposal:	Erection of side extension to replace the existing garage, with a rear extension to the garden, and loft extension to the roof		
Application No:	<b>HGY/2015/1963</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	18/09/2015
Location:	5 Thorold Road N22 8YE		
Proposal:	Rear extension and rear side infill extension, loft conversion with rear dormer and internal alterations to allow for the conversion of property to 2 x 3 bed flats		
Application No:	<b>HGY/2015/1968</b>	Officer:	Samuel Uff
Decision:	REF	Decision Date:	28/08/2015
Location:	First Floor Flat 20 Terrick Road N22 7SH		
Proposal:	Erection of rear dormer loft conversion with roof lights to front roof slope		
Application No:	<b>HGY/2015/1982</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	09/09/2015
Location:	26 Whittington Road N22 8YD		
Proposal:	Loft conversion with the formation of dormer to rear roof plane		
Application No:	<b>HGY/2015/1989</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	03/09/2015
Location:	109 Myddleton Road N22 8NE		
Proposal:	Change of use of rear part of shop (A1) to 1 x 1 bedroom self-contained flat (C3) with one additional window.		

Application No: **HGY/2015/2072** Officer: Samuel Uff  
 Decision: REF Decision Date: 10/09/2015  
 Location: 53 Queens Road N11 2QP  
 Proposal: Conversion works of a single dwelling into 2 units with loft conversion

**PNE Applications Decided: 2**

Application No: **HGY/2015/2025** Officer: Anthony Traub  
 Decision: PN NOT REQ Decision Date: 24/08/2015  
 Location: 46 Durnsford Road N11 2EJ  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original wall by 4.1m, for which the maximum height would be 3.15m and for which the height of the eaves would be 2.95m.

Application No: **HGY/2015/2136** Officer: Anthony Traub  
 Decision: PN NOT REQ Decision Date: 01/09/2015  
 Location: 59 Blake Road N11 2AG  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4.50m, for which the maximum height would be 3.65m and for which the height of the eaves would be 2.48m

**Total Applications Decided for Ward: 14**WARD: **Bruce Grove****CLDE Applications Decided: 1**

Application No: **HGY/2015/1996** Officer: Anthony Traub  
 Decision: GTD Decision Date: 26/08/2015  
 Location: 260 Philip Lane N15 4AD  
 Proposal: Certificate of Lawfulness for the use of property as four self contained flats

**CLUP Applications Decided: 1**

Application No: **HGY/2015/2123** Officer: Samuel Uff  
 Decision: PERM REQ Decision Date: 15/09/2015  
 Location: 48 Kitchener Road N17 6DX  
 Proposal: Certificate of lawfulness for second floor roof extension incorporating rear dormer windows and rooflights to the existing front roof pitch

**FUL Applications Decided: 3**

Application No: **HGY/2015/2096** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 14/09/2015  
 Location: 5 Sperling Road N17 6UQ  
 Proposal: Conversion of existing residential house into two self-contained flat (1 x one bedroom flat and 1 x two bedroom flat)

Application No: **HGY/2015/2124** Officer: Samuel Uff  
 Decision: GTD Decision Date: 16/09/2015  
 Location: 148 Arnold Road N15 4JH  
 Proposal: Erection of rear ground floor extension

Application No: **HGY/2015/2151** Officer: Wendy Robinson  
 Decision: REF Decision Date: 17/09/2015  
 Location: 16 Elsdon Road N17 6RY  
 Proposal: Retrospective planning application for loft conversion and rear dormer involving conversion of roof space to habitable use, and installation of 1x roof light to front roofslope for a proposed single person studio flat

**Total Applications Decided for Ward: 5**

WARD: **Crouch End**

**ADV Applications Decided: 2**

Application No: **HGY/2015/2008** Officer: Gareth Prosser  
 Decision: REF Decision Date: 01/09/2015  
 Location: 59 The Broadway N8 8DT  
 Proposal: Display of 1 x non illuminated hanging swing sign

Application No: **HGY/2015/2069** Officer: Sarah Madondo  
 Decision: REF Decision Date: 10/09/2015  
 Location: 2 Crouch End Hill N8 8AA  
 Proposal: Display of 1 x externally illuminated hanging sign, 2 x externally illuminated aluminium / timber signs and 1 x internally illuminated aluminium / acrylic / steel sign

**CLUP Applications Decided: 2**

Application No: **HGY/2015/1901** Officer: Tobias Finlayson  
 Decision: PERM DEV Decision Date: 25/08/2015  
 Location: 39 Priory Gardens N6 5QU  
 Proposal: Certificate of Lawfulness for altering internal works which will change rear and side elevations

Application No: **HGY/2015/2087** Officer: Samuel Uff  
 Decision: PERM DEV Decision Date: 14/09/2015  
 Location: 2 Oakington Way N8 9EP  
 Proposal: Certificate of Lawfulness for formation of rear dormer.

**FUL Applications Decided: 12**

Application No: **HGY/2015/1381** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 28/08/2015  
 Location: Garage 93 Park Road N8 8JN  
 Proposal: Redevelopment of existing filling station including new pumps and new forecourt canopy

Application No: **HGY/2015/1593** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 01/09/2015  
 Location: 10 Priory Gardens N6 5QS  
 Proposal: Proposed single storey ground floor rear extension to an existing single family dwelling terrace house and addition of stone coping to existing extension

Application No:	<b>HGY/2015/1883</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	24/08/2015
Location:	2 Oakington Way N8 9EP		
Proposal:	Erection of new rear extension and replacement of rear conservatory		
Application No:	<b>HGY/2015/2017</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	09/09/2015
Location:	13 Shepherds Hill N6 5QJ		
Proposal:	Repositioning of existing crossover and creation of additional crossover along with landscaping and works to the boundary		
Application No:	<b>HGY/2015/2044</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	08/09/2015
Location:	14 Tivoli Road N8 8RE		
Proposal:	Erection of rear ground floor extension		
Application No:	<b>HGY/2015/2049</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	28/08/2015
Location:	6 Christchurch Road N8 9QL		
Proposal:	Demolition of the existing conservatory and existing two storey rear projection; replacement extension to the property at lower and upper ground floor level. The conversion of existing roof space to habitable accommodation with one front and two rear dormers, and rooflights to front, side and rear. Extension of outboard below existing front garden and form light well to lower ground floor. New external landscape to front and rear gardens		
Application No:	<b>HGY/2015/2062</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	10/09/2015
Location:	23 Shepherds Hill N6 5QJ		
Proposal:	Installation of walk on rooflights to either side of bay window, to facilitate the extension to existing basement area		
Application No:	<b>HGY/2015/2099</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	28/08/2015
Location:	15 Birchington Road N8 8HP		
Proposal:	Raising of roof to existing rear extension and raising patio level and changes to rear elevation of existing extension		
Application No:	<b>HGY/2015/2101</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	14/09/2015
Location:	Basement Flat 84 Cecile Park N8 9AU		
Proposal:	Proposed side extension and internal alterations (amended plans)		
Application No:	<b>HGY/2015/2106</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	15/09/2015
Location:	18 Drylands Road N8 9HN		
Proposal:	Creation of basement extension including lowering of floor and excavation of light / access wells to front and rear		

Application No: **HGY/2015/2144** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 17/09/2015  
 Location: 59 The Broadway N8 8DT  
 Proposal: Change of colour to shop front

Application No: **HGY/2015/2145** Officer: Adam Flynn  
 Decision: GTD Decision Date: 03/09/2015  
 Location: 69 Priory Gardens N6 5QU  
 Proposal: Erection of single storey rear extension following demolition of existing rear conservatory and alterations of first floor window to form double doors and rear Juliet balcony

**LBC Applications Decided: 1**

Application No: **HGY/2015/2056** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 09/09/2015  
 Location: 8 The Broadway N8 9SX  
 Proposal: Listed building consent for refurbishment comprising replacement of existing counterline with new studwork partition housing QSP self-service machines

**OBS Applications Decided: 1**

Application No: **HGY/2014/1171** Officer: Malachy McGovern  
 Decision: RNO Decision Date: 01/09/2015  
 Location: City North Islington Trading Estate Fonthill Road & 8-10 Goodwin Street N4  
 Proposal: Variation of condition 2 (Approved plans) of planning permission ref:P092492 dated 19 November 2010 that granted the: Demolition of existing buildings and the construction of a mixed use development comprising two 21 storey buildings above ground floor and first floor path; 10 storey building above ground and first floor plinth; and 3 storey building above ground floor plinth for: 355 residential dwellings (use class C3); 2172sqm (GEA) of office floor space (use class B1); 436sqm (GEA) of restaurant and cafe floor space (use class A3); 9665sqm (GEA) of flexible floor spaces for uses within use classes A1-A4 and / or gym (use class D2) and / including up to 2000sqm (GEA) of office floor space (B1 use class) at first floor only; together with associated access, public realm and private and public amenity space. The amendments propose to amend the external elevations of the proposed buildings, create a new western station entrance to Finsbury Park station and step free access to station platforms, the re-arrangement of the consented uses at basement, ground, first and second floors with no alterations to the consented floor space figures, along with associated amendments to access arrangements

**RES Applications Decided: 2**

Application No: **HGY/2015/1188** Officer: Anthony Traub  
 Decision: GTD Decision Date: 25/08/2015  
 Location: 159 Tottenham Lane N8 9BT  
 Proposal: Approval of details pursuant to Condition 24 (details of hard and soft landscaping works) attached to planning permission HGY/2014/0484

Application No: **HGY/2015/2203** Officer: Anthony Traub  
 Decision: GTD Decision Date: 26/08/2015  
 Location: 159 Tottenham Lane N8 9BT  
 Proposal: Approval of details pursuant to condition 3 (details of facing materials) attached to planning permission HGY/2014/0484

**TPO Applications Decided: 1**

Application No: **HGY/2015/2021** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 07/09/2015  
 Location: 102 Priory Gardens N6 5QT  
 Proposal: Tree works to include dead-wooding and lateral reduction of approx 30% to 1 x Sycamore Tree.

**Total Applications Decided for Ward: 21**

WARD: **Fortis Green**

**CLUP Applications Decided: 4**

Application No: **HGY/2015/1953** Officer: Adam Flynn  
 Decision: PERM REQ Decision Date: 24/08/2015  
 Location: 1 Greenham Road N10 1LN  
 Proposal: Certificate of Lawfulness for replacement of a single window and french doors with bifold doors and double window and alteration of existing side extension flat roof with timber framed glass lantern to the rear of the property

Application No: **HGY/2015/2043** Officer: Anthony Traub  
 Decision: PERM DEV Decision Date: 09/09/2015  
 Location: 7 Beech Drive N2 9NX  
 Proposal: Certificate of lawfulness for formation of rear dormer

Application No: **HGY/2015/2239** Officer: Aaron Lau  
 Decision: PERM DEV Decision Date: 28/08/2015  
 Location: 22 Twyford Avenue N2 9NJ  
 Proposal: Certificate of lawfulness for hip to gable loft conversion with rear dormer

Application No: **HGY/2015/2256** Officer: Aaron Lau  
 Decision: PERM DEV Decision Date: 28/08/2015  
 Location: 73 Fordington Road N6 4TH  
 Proposal: Certificate of Lawfulness for a loft conversion

**COND Applications Decided: 1**

Application No: **HGY/2015/2127** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 16/09/2015  
 Location: 63 Lanchester Road N6 4SX  
 Proposal: Removal of condition 15 (Code for Sustainable Homes) attached to planning permission HGY/2012/0706, following withdrawal of Code by Government

**FUL Applications Decided: 13**

Application No: **HGY/2015/1937** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 27/08/2015  
 Location: 44 Aylmer Road N2 0PL  
 Proposal: Partial ground floor rear extension, new flat roof over the ground floor and new clear toughened glass guarding.



Application No:	<b>HGY/2015/1946</b>	Officer:	Valerie Okeiyi
Decision:	REF	Decision Date:	28/08/2015
Location:	The Stables 28 Pages Lane N10 1PP		
Proposal:	Three storey rear extension, roof alterations including hip to gable extension, refurbishment including alterations to door and window openings and change of use from residential flats to student halls of residence.		
Application No:	<b>HGY/2015/1991</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	02/09/2015
Location:	75 Lanchester Road N6 4SX		
Proposal:	Addition of timber cladding to an already approved ground floor side extension / office outbuilding		
Application No:	<b>HGY/2015/1995</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	03/09/2015
Location:	38 Lanchester Road N6 4TA		
Proposal:	Extension of existing raised patio and new steps. Demolition of existing steps		
Application No:	<b>HGY/2015/2002</b>	Officer:	Robbie McNaugher
Decision:	GTD	Decision Date:	04/09/2015
Location:	50 Creighton Avenue N10 1NT		
Proposal:	Erect an orangery to the rear of the property		
Application No:	<b>HGY/2015/2024</b>	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	04/09/2015
Location:	24 Ringwood Avenue N2 9NS		
Proposal:	Erection of first floor side extension and loft conversion		
Application No:	<b>HGY/2015/2039</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	04/09/2015
Location:	3 Woodberry Crescent N10 1PJ		
Proposal:	Erection of single storey rear extension		
Application No:	<b>HGY/2015/2091</b>	Officer:	Adam Flynn
Decision:	GTD	Decision Date:	14/09/2015
Location:	26 Osier Crescent N10 1QW		
Proposal:	Conversion of garage into habitable room and construction of porch		
Application No:	<b>HGY/2015/2100</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	14/09/2015
Location:	1 Kings Avenue N10 1PA		
Proposal:	Installation of white painted timber sash window in rear-facing vertical wall		
Application No:	<b>HGY/2015/2112</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	17/09/2015
Location:	61 Grand Avenue N10 3BS		

Proposal: Partial excavation into the existing lower ground floor area to enlarge the existing space, open up a new lower ground floor bay window to the front of the property. Drop the level of the lower ground floor door down, single storey extension to rear partial closet wing infill. Partial redesign and rebuild of the existing closet wing. Loft extension to form new rear dormer

Application No: **HGY/2015/2149** Officer: Sarah Madondo

Decision: GTD Decision Date: 17/09/2015

Location: 452 Muswell Hill Broadway N10 1BS

Proposal: Change of use of the ground floor from retail (Class A1) to retail (Class A1) and yoga studio (Class D2) use

Application No: **HGY/2015/2163** Officer: Aaron Lau

Decision: GTD Decision Date: 18/09/2015

Location: 23 Ringwood Avenue N2 9NT

Proposal: Erection of new ground floor extension to rear and internal modifications. Replacement of dormer to front elevation with two new separate dormers

Application No: **HGY/2015/2164** Officer: Valerie Okeiyi

Decision: GTD Decision Date: 18/09/2015

Location: 97 Barrenger Road N10 1HU

Proposal: Installation of solid wall insulation to the side and rear elevation only

**LBC Applications Decided: 1**

Application No: **HGY/2015/2009** Officer: Sarah Madondo

Decision: GTD Decision Date: 03/09/2015

Location: Albion Cottage Fortis Green N2 9EP

Proposal: Listed Building Consent for internal alterations to the rear extension to the cottage

**RES Applications Decided: 1**

Application No: **HGY/2015/2109** Officer: Matthew Gunning

Decision: GTD Decision Date: 01/09/2015

Location: 9 Coppetts Road N10 1HR

Proposal: Approval of details pursuant to Condition 9 (hard and soft landscaping materials / samples) attached to planning permission HGY/2013/1022

**Total Applications Decided for Ward: 20**

WARD: **Harringay**

**CLDE Applications Decided: 1**

Application No: **HGY/2015/1881** Officer: Sarah Madondo

Decision: GTD Decision Date: 24/08/2015

Location: 60 Frobisher Road N8 0QX

Proposal: Certificate of lawfulness for use of property as 5 bedsits with shared communal kitchen and living room (certificate of lawfulness for an existing use)

**CLUP Applications Decided: 2**

Application No: **HGY/2015/1885** Officer: Sarah Madondo

Decision: PERM DEV Decision Date: 24/08/2015

Location: 116 Beresford Road N8 0AH

Proposal: Certificate of lawfulness for erection of rear ground floor extension. The proposed extension would be 3 metres deep, 2.8 metres in height and 3 metres wide.

Application No: **HGY/2015/2154** Officer: Samuel Uff  
 Decision: PERM DEV Decision Date: 17/09/2015  
 Location: 113 Lothair Road North N4 1ER  
 Proposal: Certificate of lawfulness for the formation of rear dormer and insertion of three rooflights to front slope to create a loft conversion

**FUL Applications Decided: 3**

Application No: **HGY/2015/1697** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 03/09/2015  
 Location: 79 Raleigh Road N8 0JD  
 Proposal: Demolition of existing conservatory and erection of new single storey rear extension. Alterations to fenestration

Application No: **HGY/2015/1904** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 14/09/2015  
 Location: Flat 2 56 Lausanne Road N8 0HP  
 Proposal: Loft conversion to first floor flat to form rear dormer and insertion of roof lights to the front roofslope.

Application No: **HGY/2015/2067** Officer: Eoin Concannon  
 Decision: REF Decision Date: 10/09/2015  
 Location: 20 Frobisher Road N8 0QS  
 Proposal: Erection of first floor rear and side extension

**PNC Applications Decided: 1**

Application No: **HGY/2015/2098** Officer: Eoin Concannon  
 Decision: PN NOT REQ Decision Date: 14/09/2015  
 Location: Offices at Rear 459 West Green Road N15 3PW  
 Proposal: Prior approval for change of use from B1 (office) to C3 (residential)

**PNE Applications Decided: 1**

Application No: **HGY/2015/2190** Officer: Anthony Traub  
 Decision: PN NOT REQ Decision Date: 09/09/2015  
 Location: 107 Sydney Road N8 0ET  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.82m and for which the height of the eaves would be 2.55m

**RES Applications Decided: 1**

Application No: **HGY/2015/1960** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 28/08/2015  
 Location: 5 Alfoxton Avenue N15 3DD  
 Proposal: Approval of details pursuant to condition 3 (design of new exterior; details of external materials) pursuant to planning permission HGY/2015/0204

**Total Applications Decided for Ward: 9**WARD: **Highgate****ADV Applications Decided: 1**

Application No: **HGY/2015/1202** Officer: Matthew Gunning  
 Decision: REF Decision Date: 01/09/2015  
 Location: Land adjacent to 497 Archway Road N6 4HX  
 Proposal: Replacement of old traditional billboard with internally illuminated LED poster display

**CLUP Applications Decided: 1**

Application No: **HGY/2015/2033** Officer: Gareth Prosser  
 Decision: PERM DEV Decision Date: 07/09/2015  
 Location: 86 Talbot Road N6 4RA  
 Proposal: Certificate of Lawfulness for insertion of 3 front roof lights and 1 rear roof light, with alterations to existing fenestration

**FUL Applications Decided: 13**

Application No: **HGY/2015/1050** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 24/08/2015  
 Location: 236 Archway Road N6 5AX  
 Proposal: Erection of 2 storey rear extension to provide a one bedroom maisonette and conversion of upper floors to a studio flat and 2 bedroom maisonette

Application No: **HGY/2015/1373** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 04/09/2015  
 Location: 435 Archway Road N6 4HT  
 Proposal: Erection of single storey rear extension to ground floor flat

Application No: **HGY/2015/1548** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 15/09/2015  
 Location: 8 Southwood Lane N6 5EE  
 Proposal: Erection of a single storey timber extension, refurbishment of existing lower ground floor extension changing use from playroom to a kitchen and the addition of new fire surrounds and panelling to the snug and living room

Application No: **HGY/2015/1939** Officer: Gareth Prosser  
 Decision: REF Decision Date: 27/08/2015  
 Location: Flat A 16 Cromwell Avenue N6 5HL  
 Proposal: Erection of a porch and single storey rear extension

Application No: **HGY/2015/1955** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 28/08/2015  
 Location: 24 Yeatman Road N6 4DT  
 Proposal: Erection of single storey rear extension and loft conversion with rooflights to front roof slope

Application No: **HGY/2015/2047** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 08/09/2015  
 Location: 14 & 16 Hampstead Lane N6 4SB  
 Proposal: Construction of single storey modern rear extension at lower ground floor, (demolishing existing rear extension), a completely subterranean basement swimming pool beneath the back garden, with a small lightwell at the rear of the garden, some general landscaping works including a new garden store room and rebuilding a number of the boundary walls.

Application No: **HGY/2015/2051** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 08/09/2015  
 Location: 70A Langdon Park Road N6 5QG  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2015/2057** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 09/09/2015  
 Location: 41 North Road N6 4BE  
 Proposal: Replacement of attic dormer casement window at rear of property

Application No: **HGY/2015/2068** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 10/09/2015  
 Location: 21 North Grove N6 4SH  
 Proposal: Erection of conservatory to rear of property

Application No: **HGY/2015/2076** Officer: Aaron Lau  
 Decision: GTD Decision Date: 11/09/2015  
 Location: 38 Stormont Road N6 4NP  
 Proposal: First floor balcony with glass balustrade above single storey rear extension

Application No: **HGY/2015/2084** Officer: Aaron Lau  
 Decision: GTD Decision Date: 04/09/2015  
 Location: Flat 2 228 Archway Road N6 5AX  
 Proposal: Loft conversion to include bi fold doors with rooflights to front roofslope

Application No: **HGY/2015/2166** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 18/09/2015  
 Location: 11 Sheldon Avenue N6 4JS  
 Proposal: Use of rear flat roof as balcony with paving, hand railing around perimeter and access door from rear bedroom

Application No: **HGY/2015/2167** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 18/09/2015  
 Location: 7 Northwood Road N6 5TL  
 Proposal: Erection of single storey rear extension

**LBC Applications Decided: 1**

Application No: **HGY/2015/2058** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 09/09/2015  
 Location: 41 North Road N6 4BE  
 Proposal: Listed building consent for replacement of attic dormer casement window at rear of property

**RES Applications Decided: 6**

Application No:	<b>HGY/2014/3232</b>	Officer:	Matthew Gunning
Decision:	GTD	Decision Date:	03/09/2015
Location:	Channing School Highgate Hill N6 5HF		
Proposal:	Approval of details pursuant to condition 20 (Community Use Scheme) attached to planning permission HGY/2013/2287		
Application No:	<b>HGY/2015/0948</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	28/08/2015
Location:	Highgate Police Station 407 Archway Road N6 4NW		
Proposal:	Approval of Details pursuant to condition (17 Drainage Strategy) attached to planning permission HGY/2014/2464		
Application No:	<b>HGY/2015/0949</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	28/08/2015
Location:	Highgate Police Station 407 Archway Road N6 4NW		
Proposal:	Approval of Details pursuant to condition 20 (Specification and position of the fencing for protection of trees) attached to planning permission HGY/2014/2464		
Application No:	<b>HGY/2015/0950</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	28/08/2015
Location:	Highgate Police Station 407 Archway Road N6 4NW		
Proposal:	Approval of Details pursuant to condition 21 (Protection measures) attached to planning permission HGY/2014/2464		
Application No:	<b>HGY/2015/2137</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	15/09/2015
Location:	Somersle Courtenay Avenue N6 4LP		
Proposal:	Approval of Details pursuant to Condition 3 (details of materials) attached to planning permission HGY/2013/0491		
Application No:	<b>HGY/2015/2139</b>	Officer:	Aaron Lau
Decision:	GTD	Decision Date:	15/09/2015
Location:	Somersle Courtenay Avenue N6 4LP		
Proposal:	Approval of Details pursuant to Condition 10 (Construction Management Plan to include phasing, management and access, detail of excavation and construction of basement, measures and vehicle specifications) attached to planning permission HGY/2013/0491		

**TPO Applications Decided: 2**

Application No:	<b>HGY/2015/1903</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	24/08/2015
Location:	5 Stormont Road N6 4NS		
Proposal:	Tree works to include crown thin by 20% reducing in elongated laterals by approximately 1.5m to balace crown of 1 x Gingko tree and remove ivy to 4m and trim 1 x Gingko tree		
Application No:	<b>HGY/2015/2063</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	11/09/2015
Location:	7 Grange Road N6 4AR		
Proposal:	Tree works to include lift to 3 meters and thin by 20% to 2 x Chestnut Trees		

**Total Applications Decided for Ward: 24**WARD: **Hornsey****CLDE Applications Decided: 1**

Application No: **HGY/2015/1912** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 25/08/2015  
 Location: 21 High Street N8 7QB  
 Proposal: Certificate of lawfulness for use as a ground floor studio flat

**CLUP Applications Decided: 1**

Application No: **HGY/2015/1380** Officer: Sarah Madondo  
 Decision: PERM DEV Decision Date: 11/09/2015  
 Location: 10 Baden Road N8 7RJ  
 Proposal: Certificate of lawfulness for formation of rear dormer and insertion of front rooflights

**FUL Applications Decided: 7**

Application No: **HGY/2015/0930** Officer: Adam Flynn  
 Decision: GTD Decision Date: 18/09/2015  
 Location: Great Northern Railway Tavern 67 High Street N8 7QB  
 Proposal: Retention of existing pub and conversion of upper floors into four self-contained flats

Application No: **HGY/2015/1659** Officer: William Story  
 Decision: GTD Decision Date: 28/08/2015  
 Location: 135 Inderwick Road N8 9JR  
 Proposal: Erection of ground floor side extension

Application No: **HGY/2015/1936** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 04/09/2015  
 Location: 39 Rosebery Gardens N8 8SH  
 Proposal: Demolition of existing single storey rear conservatory and erection of new single storey rear extension with flat roof and rooflights

Application No: **HGY/2015/1958** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 28/08/2015  
 Location: 7A Hawthorn Road N8 7LY  
 Proposal: Rear half width dormer roof extension to facilitate a loft conversion. The insertion of velux type windows to the front and rear roof slope. Removal of external chimney stack and internal chimney breast.

Application No: **HGY/2015/2037** Officer: Aaron Lau  
 Decision: GTD Decision Date: 26/08/2015  
 Location: 141 Nelson Road N8 9RR  
 Proposal: Erection of rear ground floor extension (householder application)

Application No: **HGY/2015/2050** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 09/09/2015  
 Location: 23 + 25 Linzee Road N8 7RG  
 Proposal: Erection of ground floor rear extensions to both properties

Application No: **HGY/2015/2104** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 15/09/2015  
 Location: 69 Rathcoole Gardens N8 9NE  
 Proposal: Erection of single storey part side and rear extension

**LBC Applications Decided: 1**

Application No: **HGY/2015/0931** Officer: Adam Flynn  
 Decision: GTD Decision Date: 18/09/2015  
 Location: Great Northern Railway Tavern 67 High Street N8 7QB  
 Proposal: Listed Building Consent for retention of existing pub and conversion of upper floors into four self-contained flats

**NON Applications Decided: 1**

Application No: **HGY/2015/2278** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 02/09/2015  
 Location: 40 Harvey Road N8 9PA  
 Proposal: Non-material amendment following a grant of planning permission HGY/2015/0833 to omit 2no. timber fascias to rear facade in lieu of brickwork and introduce an exposed light coloured concrete lintel with sandblasted finish and raise roof parapet/external wall datum by 90mm.

**RES Applications Decided: 3**

Application No: **HGY/2014/3163** Officer: Adam Flynn  
 Decision: GTD Decision Date: 11/09/2015  
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB  
 Proposal: Approval of details pursuant to condition 6 (details of all enclosures around the site boundary) attached to planning permission HGY/2013/2019

Application No: **HGY/2015/1546** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 01/09/2015  
 Location: 103 Nightingale Lane N8 7QY  
 Proposal: Approval of details pursuant to condition 3 (details of refuse, waste storage and recycling facilities) attached to planning permission HGY/2013/2097

Application No: **HGY/2015/1947** Officer: Adam Flynn  
 Decision: GTD Decision Date: 11/09/2015  
 Location: Hornsey Reuse and Recycling Centre High Street N8 7QB  
 Proposal: Approval of details pursuant to Condition 4 (landscaping) attached to planning permission HGY/2013/2019

**Total Applications Decided for Ward: 14**WARD: **Muswell Hill****ADV Applications Decided: 1**

Application No: **HGY/2015/2160** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 18/09/2015  
 Location: 107-143 Muswell Hill Road N10 3HS  
 Proposal: Display of 4 x non illuminated fascia signs

**COND Applications Decided: 1**



Application No: **HGY/2015/1170** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 25/08/2015  
 Location: 5 Princes Avenue N10 3LS  
 Proposal: Variation to condition 5 of planning permission HGY/40203, to increase the number of children from 92 to 108

**FUL Applications Decided: 7**

Application No: **HGY/2015/1886** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 24/08/2015  
 Location: 66 Cranley Gardens N10 3AJ  
 Proposal: Erection of single storey rear extension

Application No: **HGY/2015/1887** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 24/08/2015  
 Location: 66 Cranley Gardens N10 3AJ  
 Proposal: Erection of three storey side extension including rear loft dormer

Application No: **HGY/2015/1983** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 02/09/2015  
 Location: 2 + 3 Connaught Grange Connaught Gardens N10 3LE  
 Proposal: Formation of rear dormers and balconies and insertion of rooflights to both flats

Application No: **HGY/2015/2006** Officer: Gareth Prosser  
 Decision: GTD Decision Date: 03/09/2015  
 Location: 87 Muswell Hill Road N10 3HT  
 Proposal: EXternal wall insulation to flank wall only

Application No: **HGY/2015/2077** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 11/09/2015  
 Location: 43 Redston Road N8 7HL  
 Proposal: Demolition of existing ground floor flank wall to rear outrigger and erection of single storey side extension including alterations to rear fenestration

Application No: **HGY/2015/2102** Officer: Gareth Prosser  
 Decision: REF Decision Date: 14/09/2015  
 Location: 82A Muswell Hill Place N10 3RR  
 Proposal: Erection of first floor rear extension with part balcony and part green roof to second floor level

Application No: **HGY/2015/2116** Officer: Gareth Prosser  
 Decision: REF Decision Date: 16/09/2015  
 Location: 141 Priory Road N8 8NA  
 Proposal: Creation of a vehicular crossover

**NON Applications Decided: 1**

Application No: **HGY/2015/2168** Officer: Wendy Robinson  
 Decision: GTD Decision Date: 25/08/2015  
 Location: 19 Leinster Road N10 3AN  
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/2492 to relocate proposed rear wall to basement extension 600mm towards garden to align with closet wing adjacent

**PNE Applications Decided: 1**

Application No: **HGY/2015/2121** Officer: Anthony Traub  
 Decision: PN NOT REQ Decision Date: 01/09/2015  
 Location: 4 Priory Avenue N8 7RN  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m

**RES Applications Decided: 2**

Application No: **HGY/2015/0887** Officer: Anthony Traub  
 Decision: GTD Decision Date: 01/09/2015  
 Location: 77 Muswell Hill N10 3PJ  
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2013/2325

Application No: **HGY/2015/1256** Officer: Aaron Lau  
 Decision: GTD Decision Date: 09/09/2015  
 Location: St Lukes Woodside Hospital Woodside Avenue N10 3JA  
 Proposal: Approval of details pursuant to condition 30 (protective fencing for all trees) attached to planning permission HGY/2013/2379

**Total Applications Decided for Ward: 13**WARD: **Noel Park****CLDE Applications Decided: 1**

Application No: **HGY/2015/2035** Officer: Anthony Traub  
 Decision: GTD Decision Date: 08/09/2015  
 Location: 54 Alexandra Road N8 0PP  
 Proposal: Certificate of Lawfulness for use of first and second floors as 4no. self contained studio flats

**CLUP Applications Decided: 2**

Application No: **HGY/2015/1921** Officer: Anthony Traub  
 Decision: PERM DEV Decision Date: 26/08/2015  
 Location: 12 Hewitt Avenue N22 6QD  
 Proposal: Certificate of lawfulness for the erection of a single storey rear extension

Application No: **HGY/2015/2079** Officer: Robbie McNaugher  
 Decision: PERM REQ Decision Date: 11/09/2015  
 Location: 2 Boreham Road N22 6SP  
 Proposal: Certificate of lawfulness for use of outbuilding as residential unit

**FUL Applications Decided: 3**

Application No: **HGY/2015/1949** Officer: Eoin Concannon  
 Decision: REF Decision Date: 28/08/2015  
 Location: 23 Russell Avenue N22 6QB  
 Proposal: Installation of external wall insulation to all elevations of the property in a neutral colour (white/ cream/ grey)

Application No: **HGY/2015/1964** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 28/08/2015  
 Location: 185 + 185B High Road N22 6BA  
 Proposal: Change of use from Hairdresser/Beauty Salon to Cafe/Sandwich Bar (A3/A5) with installation of kitchen extractor duct at rear

Application No: **HGY/2015/2060** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 03/09/2015  
 Location: Flat E 85 Mayes Road N22 6UP  
 Proposal: Erection of a rear dormer

**PNC Applications Decided: 1**

Application No: **HGY/2015/1849** Officer: Sarah Madondo  
 Decision: PN NOT REQ Decision Date: 24/08/2015  
 Location: 81-83 High Road N22 6BE  
 Proposal: Prior approval for change of uses from B1 (a) (office) to C3 (dwelling house)

**PNE Applications Decided: 1**

Application No: **HGY/2015/2223** Officer: Anthony Traub  
 Decision: PN GRANT Decision Date: 14/09/2015  
 Location: 59 Willingdon Road N22 6SE  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3.836m and for which the height of the eaves would be 2.85m

**RES Applications Decided: 2**

Application No: **HGY/2015/0874** Officer: Aaron Lau  
 Decision: GTD Decision Date: 26/08/2015  
 Location: Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8  
 Proposal: Approval of Details pursuant to condition 22 (Construction Environmental Management Plan) attached to planning application HGY/2013/2455

Application No: **HGY/2015/0877** Officer: Aaron Lau  
 Decision: GTD Decision Date: 26/08/2015  
 Location: Land at Haringey Heartlands Clarendon Road off Hornsey Park Road N8  
 Proposal: Partial discharge of condition 45 (Site Investigation and Contaminated Land) pursuant to planning application HGY/2013/2455

**Total Applications Decided for Ward: 10**WARD: **Northumberland Park****CLDE Applications Decided: 1**

Application No: **HGY/2015/1988** Officer: Anthony Traub  
 Decision: GTD Decision Date: 26/08/2015  
 Location: 147 Park Lane N17 0HN  
 Proposal: Certificate of lawfulness for the use of property as 2 self contained flats

**CLUP Applications Decided: 2**

Application No: **HGY/2015/2183** Officer: Samuel Uff  
 Decision: PERM DEV Decision Date: 27/08/2015  
 Location: 63 Willoughby Lane N17 0QY  
 Proposal: Certificate of Lawfulness for the creation of rear dormers

Application No: **HGY/2015/2224** Officer: Fortune Gumbo  
 Decision: PERM REQ Decision Date: 03/09/2015  
 Location: 20 Tenterden Road N17 8BE  
 Proposal: Certificate of lawfulness for alteration of out building to effect separation from existing terraced house and reduction in height to less than 2.5m

**FUL Applications Decided: 2**

Application No: **HGY/2015/1892** Officer: Anthony Traub  
 Decision: GTD Decision Date: 24/08/2015  
 Location: Flat B 8 Sutherland Road N17 0BN  
 Proposal: Second floor roof extension to provide additional bedroom

Application No: **HGY/2015/2142** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 17/09/2015  
 Location: 5 Chalgrove Road N17 0NP  
 Proposal: Conversion of existing single family dwelling into 2 flats

**OUT Applications Decided: 1**

Application No: **HGY/2015/2105** Officer: Eoin Concannon  
 Decision: REF Decision Date: 15/09/2015  
 Location: 37 Baronet Road N17 0LY  
 Proposal: Erection of chalet bungalow in rear garden with entrance off Sutherland Road (Outline)

**PNE Applications Decided: 2**

Application No: **HGY/2015/2066** Officer: Samuel Uff  
 Decision: PN REFUSED Decision Date: 28/08/2015  
 Location: 62 Park Lane N17 0JR  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.895m and for which the height of the eaves would be 3m.

Application No: **HGY/2015/2152** Officer: Anthony Traub  
 Decision: PN REFUSED Decision Date: 08/09/2015  
 Location: 134 Church Road N17 8AJ  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 8.3m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m

**Total Applications Decided for Ward: 8**WARD: **St Anns****CLUP Applications Decided: 1**

Application No: **HGY/2015/2001** Officer: Eoin Concannon  
 Decision: PERM DEV Decision Date: 03/09/2015  
 Location: 63 Avondale Road N15 3SR  
 Proposal: Certificate of Lawfulness for rear extension and loft extension

**FUL Applications Decided: 2**

Application No: **HGY/2015/1481** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 18/09/2015  
 Location: 61 Stanhope Gardens N4 1HY  
 Proposal: Erection of single storey rear extension to replace the existing extension

Application No: **HGY/2015/2128** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 16/09/2015  
 Location: 63 Avondale Road N15 3SR  
 Proposal: Erection of rear extension

**NON Applications Decided: 1**

Application No: **HGY/2015/2289** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 28/08/2015  
 Location: 74A Roseberry Gardens N4 1JL  
 Proposal: Non-material amendment following a grant of planning permission HGY/2014/1202 to replace the window in the extension with crittal double opening doors

**Total Applications Decided for Ward: 4**WARD: **Seven Sisters****CLDE Applications Decided: 1**

Application No: **HGY/2015/2161** Officer: Samuel Uff  
 Decision: GTD Decision Date: 18/09/2015  
 Location: 5 Candler Street N15 6HS  
 Proposal: Certificate of Lawfulness for use of property as 3 self contained flats

**FUL Applications Decided: 16**

Application No: **HGY/2015/0258** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 28/08/2015  
 Location: 38 Clifton Gardens N15 6AP  
 Proposal: Addition of a second and loft floor onto existing building

Application No: **HGY/2015/1386** Officer: Robbie McNaugher  
 Decision: REF Decision Date: 10/09/2015  
 Location: 56 Lealand Road N15 6JS  
 Proposal: Erection of ground floor (infill) extension in conjunction with planning approval 2015/0766

Application No:	<b>HGY/2015/1711</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	16/09/2015
Location:	130 Castlewood Road N15 6BE		
Proposal:	Erection of Type 3 loft conversion		
Application No:	<b>HGY/2015/1800</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	04/09/2015
Location:	11 Franklin Street N15 6QH		
Proposal:	Erection of an additional floor to covert a chalet bungalow into a traditional two storey house (as approved through HGY/2013/0419) in conjunction with a part single storey, part two storey rear extension to the proposed main dwelling and addition of a pitched roof to the side extension (previously used as a garage).		
Application No:	<b>HGY/2015/1850</b>	Officer:	Malachy McGovern
Decision:	GTD	Decision Date:	04/09/2015
Location:	125 Wargrave Avenue N15 6TX		
Proposal:	Erection of additional storey 'Type 3'		
Application No:	<b>HGY/2015/1851</b>	Officer:	Samuel Uff
Decision:	GTD	Decision Date:	28/08/2015
Location:	57 Wellington Avenue N15 6AX		
Proposal:	Erection of additional storey "Type 3"		
Application No:	<b>HGY/2015/1910</b>	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	25/08/2015
Location:	46 Fairview Road N15 6LJ		
Proposal:	Erection of a two storey rear extension. Addition of new second floor and pitched roof above creating a third floor within the roof and roof lights to front elevation		
Application No:	<b>HGY/2015/1911</b>	Officer:	Eoin Concannon
Decision:	REF	Decision Date:	25/08/2015
Location:	6 Clifton Gardens N15 6AP		
Proposal:	Addition of ground floor rear extension and part extension to first floor. Addition of new second floor and pitched roof above crating a third floor within the roof and roof lights to front elevation		
Application No:	<b>HGY/2015/1926</b>	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	11/09/2015
Location:	69 Wargrave Avenue N15 6TU		
Proposal:	Demolition of existing loft and first floor rear extension, and erection of a new floor and pitch roof		
Application No:	<b>HGY/2015/1952</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	28/08/2015
Location:	121 Wargrave Avenue N15 6TX		
Proposal:	Erection of Type 3 extension, new part basement with front lightwell and single storey rear addition		
Application No:	<b>HGY/2015/2010</b>	Officer:	Wendy Robinson
Decision:	GTD	Decision Date:	01/09/2015
Location:	4 Wargrave Avenue N15 6UD		
Proposal:	Erection of additional storey 'Type 3'		

Application No: **HGY/2015/2013** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 04/09/2015  
 Location: 95 Vartry Road N15 6QD  
 Proposal: Formation of loft conversion with full width rear dormer and two front roof lights

Application No: **HGY/2015/2020** Officer: Eoin Concannon  
 Decision: REF Decision Date: 07/09/2015  
 Location: 59A Elm Park Avenue N15 6UN  
 Proposal: Erection of ground and first floor rear extension

Application No: **HGY/2015/2150** Officer: Anthony Traub  
 Decision: REF Decision Date: 17/09/2015  
 Location: 59 Fairview Road N15 6LH  
 Proposal: Type 3 loft extension

Application No: **HGY/2015/2159** Officer: Samuel Uff  
 Decision: REF Decision Date: 18/09/2015  
 Location: 8 Riverside Road N15 6DA  
 Proposal: Type 2 first and second floor side and rear extension

Application No: **HGY/2015/2162** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 18/09/2015  
 Location: 73 Craven Park Road N15 6AH  
 Proposal: Installation of solid wall insulation to rear / rear side elevation only

**PNC Applications Decided: 1**

Application No: **HGY/2015/1993** Officer: Anthony Traub  
 Decision: PN NOT REQ Decision Date: 01/09/2015  
 Location: First & Second Floor Only Pacific House Vale Road N4 1PQ  
 Proposal: Prior approval for change of use from B1 (a) (offices) to C3 (dwelling house)

**PNE Applications Decided: 4**

Application No: **HGY/2014/1318** Officer: Malachy McGovern  
 Decision: PN NOT REQ Decision Date: 01/09/2015  
 Location: 27 Oakdale Road N4 1NU  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No: **HGY/2015/2082** Officer: Anthony Traub  
 Decision: PN REFUSED Decision Date: 02/09/2015  
 Location: 42 Elm Park Avenue N15 6AU  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No:	<b>HGY/2015/2191</b>	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	09/09/2015
Location:	67 Oakdale Road N4 1NU		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3m and for which the height of the eaves would be 2.9m		
Application No:	<b>HGY/2015/2192</b>	Officer:	Anthony Traub
Decision:	PN REFUSED	Decision Date:	07/09/2015
Location:	78 Crowland Road N15 6UU		
Proposal:	Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 2.73m and for which the height of the eaves would be 2.61m		

**Total Applications Decided for Ward: 22**

WARD: **Stroud Green**

**FUL Applications Decided: 10**

Application No:	<b>HGY/2015/1582</b>	Officer:	Tobias Finlayson
Decision:	GTD	Decision Date:	25/08/2015
Location:	Flat A 66 Victoria Road N4 3SL		
Proposal:	Conversion of existing store into habitable room and raising of boundary walls		
Application No:	<b>HGY/2015/1934</b>	Officer:	Sarah Madondo
Decision:	GTD	Decision Date:	26/08/2015
Location:	Flat A 92 Nelson Road N8 9RT		
Proposal:	Replacement of existing windows		
Application No:	<b>HGY/2015/1943</b>	Officer:	Gareth Prosser
Decision:	REF	Decision Date:	28/08/2015
Location:	48 Lancaster Road N4 4PR		
Proposal:	Demolition of the existing rear extension and the creation of a new single storey rear extension and side return with a flat roof		
Application No:	<b>HGY/2015/1962</b>	Officer:	Valerie Okeiyi
Decision:	GTD	Decision Date:	28/08/2015
Location:	Flat A 164 Stapleton Hall Road N4 4QJ		
Proposal:	Change of existing openings in the rear elevation to introduce a set of bi-fold doors and a pair of French doors and change of window to small bedroom to front of flat.		
Application No:	<b>HGY/2015/1966</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	28/08/2015
Location:	Flat C 89 Florence Road N4 4DL		
Proposal:	Erection of rear dormer and roof lights to front roof.		
Application No:	<b>HGY/2015/2015</b>	Officer:	Gareth Prosser
Decision:	GTD	Decision Date:	04/09/2015
Location:	12 Quernmore Road N4 4QU		
Proposal:	Application of external wall insulation of rear elevation including rear extension (including flank walls) but excluding cellar rear wall and reveals to both sides of quadruple French doors		



Application No: **HGY/2015/2022** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 07/09/2015  
 Location: 51 Ridge Road N8 9LJ  
 Proposal: Erection of single storey rear extension to replace existing shed

Application No: **HGY/2015/2086** Officer: Wendy Robinson  
 Decision: GTD Decision Date: 10/09/2015  
 Location: 172 Weston Park N8 9PN  
 Proposal: Erection of single storey rear extension, loft conversion incorporating rear dormer, and internal reconfiguration

Application No: **HGY/2015/2090** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 14/09/2015  
 Location: 31 Nelson Road N8 9RX  
 Proposal: Demolition of the existing rear addition and rear projection of the property, and construction of a new 2 storey rear extension and conversion of the front eaves in the loft to habitable space

Application No: **HGY/2015/2158** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 16/09/2015  
 Location: Flat A 68 Upper Tollington Park N4 4LS  
 Proposal: Replacement of windows to the rear of the property including the rear door

**LCD Applications Decided: 2**

Application No: **HGY/2014/2897** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 01/09/2015  
 Location: 22 + 22a Ridge Road N8 9LG  
 Proposal: Replacement PVCu windows and doors

Application No: **HGY/2014/3004** Officer: Matthew Gunning  
 Decision: GTD Decision Date: 01/09/2015  
 Location: 51 Florence Road N4 4DJ  
 Proposal: Replacement of timber windows and doors

**RES Applications Decided: 3**

Application No: **HGY/2015/1922** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 26/08/2015  
 Location: 8 Lorne Road N4 3RT  
 Proposal: Approval of details pursuant to condition 4 (cycle spaces) attached to planning permission HGY/2015/1185

Application No: **HGY/2015/1923** Officer: Tobias Finlayson  
 Decision: GTD Decision Date: 26/08/2015  
 Location: 8 Lorne Road N4 3RT  
 Proposal: Approval of details pursuant to condition 5 (refuse storage and recycling facilities) attached to planning permission HGY/2015/1185

Application No: **HGY/2015/2392** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 26/08/2015  
 Location: Rear of 92 Stapleton Hall Road N4 4QA  
 Proposal: Approval of details pursuant to condition 8 (tree protective measures) attached to planning permission HGY/2014/0697

**Total Applications Decided for Ward: 15**

WARD: **Tottenham Green**

**ADV Applications Decided: 3**

Application No: **HGY/2015/1974** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 01/09/2015  
 Location: 47 West Green Road N15 5BY  
 Proposal: Display of 1 x externally illuminated existing sign

Application No: **HGY/2015/1976** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 01/09/2015  
 Location: 126A West Green Road N15 5AA  
 Proposal: Display of 1 x externally illuminated shop front

Application No: **HGY/2015/2113** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 15/09/2015  
 Location: Tottenham Green Leisure Centre 1 Philip Lane N15 4JA  
 Proposal: Display of 4 x non-illuminated hanging signs

**CLDE Applications Decided: 1**

Application No: **HGY/2015/1756** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 26/08/2015  
 Location: 28 Tynemouth Road N15 4AL  
 Proposal: Certificate of Lawfulness for use of property as eight self contained flats

**CLUP Applications Decided: 2**

Application No: **HGY/2015/1990** Officer: Fortune Gumbo  
 Decision: PERM REQ Decision Date: 03/09/2015  
 Location: 110-118 Markfield Road N15 4QF  
 Proposal: Certificate of lawfulness for use of existing building as a television recording studio

Application No: **HGY/2015/2042** Officer: Robbie McNaugher  
 Decision: PERM DEV Decision Date: 10/09/2015  
 Location: 25 Earlsmead Road N15 4DA  
 Proposal: Certificate of Lawfulness for the erection of a ground floor rear extension

**FUL Applications Decided: 3**

Application No: **HGY/2015/1652** Officer: Samuel Uff  
 Decision: REF Decision Date: 11/09/2015  
 Location: 151 Broad Lane N15 4QX  
 Proposal: Change of use from A1 retail to part A1 retail (car accessories) and B1 small business (selling and fitting of car tyres)

Application No: **HGY/2015/1865** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 11/09/2015  
 Location: Gaunson House Markfield Road N15 4QQ  
 Proposal: Retrospective application for change of use to B1 (office) to A3 (cafe)

Application No: **HGY/2015/2094** Officer: Samuel Uff  
 Decision: REF Decision Date: 14/09/2015  
 Location: 76 Springfield Road N15 4AZ  
 Proposal: Conversion of single dwelling house into two self-contained flats

**RES Applications Decided: 1**

Application No: **HGY/2015/1900** Officer: Anthony Traub  
 Decision: REF Decision Date: 24/08/2015  
 Location: 26 Jansons Road N15 4JU  
 Proposal: Approval of details pursuant to Condition 8 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2014/1616

**Total Applications Decided for Ward: 10**WARD: **Tottenham Hale****CLUP Applications Decided: 3**

Application No: **HGY/2015/1919** Officer: Anthony Traub  
 Decision: PERM DEV Decision Date: 25/08/2015  
 Location: 5 Whitbread Close N17 0YA  
 Proposal: Certificate of lawfulness for proposed front access porch

Application No: **HGY/2015/1932** Officer: Samuel Uff  
 Decision: PERM DEV Decision Date: 26/08/2015  
 Location: 24 Spencer Road N17 9UU  
 Proposal: Certificate of Lawfulness for roof extension, installation of 2 rooflights on front roof slope change of roof covering from tiles to slates.

Application No: **HGY/2015/2000** Officer: Eoin Concannon  
 Decision: PERM DEV Decision Date: 03/09/2015  
 Location: 133 Sherringham Avenue N17 9RU  
 Proposal: Certificate of lawfulness for formation of loft conversion

**FUL Applications Decided: 3**

Application No: **HGY/2015/1888** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 24/08/2015  
 Location: 24 Lansdowne Road N17 9XE  
 Proposal: Erection of new single-storey side conservatory, alterations to east elevation, side addition, windows and internal layout

Application No: **HGY/2015/1938** Officer: Robbie McNaugher  
 Decision: GTD Decision Date: 27/08/2015  
 Location: Lee Valley Technopark Ashley Road N17 9LN  
 Proposal: Minor external works associated with use as a school.

Application No: **HGY/2015/2071** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 10/09/2015  
 Location: Coleraine Park Primary School Glendish Road N17 9XT  
 Proposal: Extension of a new entrance lobby to the existing south elevation

**PNE Applications Decided: 2**

Application No: **HGY/2015/2122** Officer: Samuel Uff  
 Decision: PN REFUSED Decision Date: 03/09/2015  
 Location: 65 Ladysmith Road N17 9AP  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 5.15m, for which the maximum height would be 3m and for which the height of the eaves would be 3m

Application No: **HGY/2015/2193** Officer: Wendy Robinson  
 Decision: PN REFUSED Decision Date: 10/09/2015  
 Location: 108 Seymour Avenue N17 9ED  
 Proposal: Erection of single storey extension which extends beyond the rear wall of the original house by 4m, for which the maximum height would be 3m and for which the height of the eaves would be 2.7m

**RES Applications Decided: 3**

Application No: **HGY/2015/2133** Officer: Anthony Traub  
 Decision: REF Decision Date: 15/09/2015  
 Location: 48 Hampden Lane N17 0AS  
 Proposal: Approval of details pursuant to Condition 8 (refuse and waste storage and recycling facilities) attached to planning permission HGY/2014/1000

Application No: **HGY/2015/2134** Officer: Anthony Traub  
 Decision: REF Decision Date: 15/09/2015  
 Location: 48 Hampden Lane N17 0AS  
 Proposal: Approval of details pursuant to Condition 9 (type and location of secure and covered cycle parking facilities attached to planning permission HGY/2014/1000

Application No: **HGY/2015/2135** Officer: Anthony Traub  
 Decision: GTD Decision Date: 15/09/2015  
 Location: 48 Hampden Lane N17 0AS  
 Proposal: Approval of details pursuant to Condition 10 (details schedule of improvement works) attached to planning permission HGY/2014/1000

**TEL Applications Decided: 1**

Application No: **HGY/2015/2117** Officer: Aaron Lau  
 Decision: GTD Decision Date: 14/09/2015  
 Location: Highways Land Watermead Way N17 9AZ  
 Proposal: Installation of new 15m high street works pole supporting 6no antennas, 2no equipment cabinets and development ancillary thereto (Prior Notification)

**Total Applications Decided for Ward: 12**

WARD: **West Green**

**CLUP Applications Decided: 1**

Application No: **HGY/2015/2304** Officer: Robbie McNaugher  
 Decision: PERM DEV Decision Date: 02/09/2015  
 Location: 70 Boundary Road N22 6AD  
 Proposal: Certificate of lawfulness for the erection of a single storey ground floor rear extension

**FUL Applications Decided: 5**

Application No: **HGY/2015/1110** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 03/09/2015  
 Location: Ground Floor Flat 78 Carlingford Road N15 3EH  
 Proposal: Erection of rear extension (additional plan received - 02 (Proposed))

Application No: **HGY/2015/1759** Officer: Valerie Okeiyi  
 Decision: GTD Decision Date: 01/09/2015  
 Location: 268 Langham Road N15 3NP  
 Proposal: Change of use from A1 (retail) to A3 (restaurant) to provide toilets and seating area for existing restaurant at 266 Langham Road

Application No: **HGY/2015/1981** Officer: Samuel Uff  
 Decision: GTD Decision Date: 02/09/2015  
 Location: 7 Sirdar Road N22 6QP  
 Proposal: Conversion of property into 2 self contained flats

Application No: **HGY/2015/2111** Officer: Eoin Concannon  
 Decision: REF Decision Date: 15/09/2015  
 Location: 207 Langham Road N15 3LH  
 Proposal: Conversion of ground floor shop unit into self-contained studio flat

Application No: **HGY/2015/2131** Officer: Eoin Concannon  
 Decision: REF Decision Date: 16/09/2015  
 Location: 3A Rusper Road N22 6QY  
 Proposal: Formation of a new bedroom by extending the first floor with a new pitched roof over the existing flat roof, to include a new dormer at the front

**FULM Applications Decided: 1**

Application No: **HGY/2015/0576** Officer: Anthony Traub  
 Decision: REF Decision Date: 07/09/2015  
 Location: 270-274 West Green Road N15 3QR  
 Proposal: Redevelopment of the site with part three part four storey building for flexible use (A1/A2/B1A/D1) on the ground floor and 10 residential units on the upper floors

**RES Applications Decided: 3**

Application No: **HGY/2015/2052** Officer: Anthony Traub  
 Decision: GTD Decision Date: 11/09/2015  
 Location: Belmont Primary School Rusper Road N22 6RA  
 Proposal: Approval of details pursuant to condition 3 (materials) attached to planning permission HGY/2015/0347

Application No: **HGY/2015/2053** Officer: Anthony Traub  
 Decision: GTD Decision Date: 10/09/2015  
 Location: Belmont Primary School Rusper Road N22 6RA  
 Proposal: Approval of details pursuant to condition 4 (Construction management Plan (CMP) and Construction Logistics Plan (CLP)) attached to planning permission HGY/2015/0347

Application No: **HGY/2015/2054** Officer: Anthony Traub  
 Decision: GTD Decision Date: 10/09/2015  
 Location: Belmont Primary School Rusper Road N22 6RA  
 Proposal: Approval of details pursuant to condition 5 (protection of trees) attached to planning permission HGY/2015/0347

**Total Applications Decided for Ward: 10**WARD: **White Hart Lane****FUL Applications Decided: 5**

Application No: **HGY/2015/1925** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 11/09/2015  
 Location: 13 Shobden Road N17 7PG  
 Proposal: Proposed loft conversion with three conservation type rooflights.

Application No: **HGY/2015/1978** Officer: Wendy Robinson  
 Decision: REF Decision Date: 28/08/2015  
 Location: 27 Norfolk Close N13 6AN  
 Proposal: Addition of loft to existing two storey flat roofed side extension

Application No: **HGY/2015/2005** Officer: Eoin Concannon  
 Decision: REF Decision Date: 03/09/2015  
 Location: 1 Mayfair Gardens N17 7LP  
 Proposal: Erection of a two storey rear extension

Application No: **HGY/2015/2040** Officer: Wendy Robinson  
 Decision: REF Decision Date: 09/09/2015  
 Location: 2 Waltheof Avenue N17 7PL  
 Proposal: Loft conversion with rear dormer extension with roof light to front roof slope

Application No: **HGY/2015/2095** Officer: Samuel Uff  
 Decision: GTD Decision Date: 14/09/2015  
 Location: 86 Flexmere Road N17 7AY  
 Proposal: External wall insulation to front and rear of property

**Total Applications Decided for Ward: 5**

WARD: **Woodside**

**ADV Applications Decided: 1**

Application No: **HGY/2015/1898** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 24/08/2015  
 Location: White Hart Lane Community Sports Centre White Hart Lane N22 5QW  
 Proposal: Display of 3 x internally illuminated fascia signs and 6 x non-illuminated banner signs

**CLDE Applications Decided: 1**

Application No: **HGY/2015/1997** Officer: Samuel Uff  
 Decision: REF Decision Date: 03/09/2015  
 Location: Elco House 22-24 Homecroft Road N22 5EL  
 Proposal: Certificate of lawfulness for use of ground floor as B1A offices

**CLUP Applications Decided: 3**

Application No: **HGY/2015/2004** Officer: Sarah Madondo  
 Decision: PERM DEV Decision Date: 02/09/2015  
 Location: 56 Dunbar Road N22 5BE  
 Proposal: Certificate of Lawfulness for a rear dormer loft conversion with Juliet balcony and window to front roof slope

Application No: **HGY/2015/2097** Officer: Sarah Madondo  
 Decision: PERM DEV Decision Date: 14/09/2015  
 Location: 41 Melrose Avenue N22 5EA  
 Proposal: Certificate of lawfulness for rear dormer, front skylight and loft conversion

Application No: **HGY/2015/2155** Officer: Samuel Uff  
 Decision: PERM DEV Decision Date: 18/09/2015  
 Location: 208 Bracknell Close N22 5TA  
 Proposal: Certificate of lawfulness for a single storey rear / side extension

**FUL Applications Decided: 6**

Application No: **HGY/2015/1656** Officer: Sarah Madondo  
 Decision: GTD Decision Date: 26/08/2015  
 Location: 8 Williams Grove N22 5NR  
 Proposal: Erection of third floor extension to provide two new dwellings

Application No: **HGY/2015/1899** Officer: Malachy McGovern  
 Decision: GTD Decision Date: 24/08/2015  
 Location: White Hart Lane Community Sports Centre White Hart Lane N22 5QW  
 Proposal: Erection of six masts to front of sports centre in order to display advertising banners

Application No: **HGY/2015/1913** Officer: Valerie Okeiyi  
 Decision: REF Decision Date: 25/08/2015  
 Location: 710 Lordship Lane N22 5JN  
 Proposal: Conversion of 7-bedroom single dwelling house into 2 dwelling units.

Application No: **HGY/2015/1944** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 28/08/2015  
 Location: 27 Barratt Avenue N22 7EZ  
 Proposal: Loft conversion involving erection of rear dormer with two velux windows to the front elevation

Application No: **HGY/2015/1945** Officer: Eoin Concannon  
 Decision: GTD Decision Date: 26/08/2015  
 Location: 27 Barratt Avenue N22 7EZ  
 Proposal: New ground floor side extension

Application No: **HGY/2015/2081** Officer: Sarah Madondo  
 Decision: REF Decision Date: 11/09/2015  
 Location: 1B Ringslade Road N22 7TE  
 Proposal: Alterations and extension to roof

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**Total Applications Decided for Ward: 11**

**Total Number of Applications Decided: 232**

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